

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 6, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, The Reverend D.N. Moffat, of Trinity Baptist Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the K.A.T. Alternate School of Kitsilano Secondary under the director of their teacher, Mr. David Morgan.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the Minutes of the following meetings be approved:

Regular Council (except 'In Camera') - February 20, 1979

Special Council (Public Hearing) - February 20, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Amendments to the Central Waterfront
Official Development Plan

Council on February 20, 1979, considered a report of the City Manager dated January 29, 1979, in which the Director of Planning reported on amendments to the Central Waterfront Official Development Plan. In this report the Director of Planning recommended:

- A. That City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).

Cont'd . . .

Regular Council, March 6, 1979 2

UNFINISHED BUSINESS (Cont'd)

Amendments to the Central Waterfront
Official Development Plan (Cont'd)

- B. That the Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p. 2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'.

In the report the City Manager recommended:

1. Council specifically confirm its decision that there be no residential in the Central Waterfront;
2. The foregoing recommendations of the Director of Planning be approved.

Also before Council at that time was a letter from the General Manager, Port of Vancouver, and a communication from the Chairman of the Vancouver Economic Advisory Commission, giving the development community's comments on this matter. Further consideration of this matter was deferred to today's meeting to permit Council members the opportunity of considering the Economic Advisory Commission's comments.

Before Council this day was a report from the Director of Planning dated March 1, 1979, commenting on the letter from the Vancouver Economic Advisory Commission; a memorandum from the Director of Finance and City Engineer on the Waterfront Report. In this letter the two officials stated that in their opinion the density for commercial use on the waterfront should be raised to the original FSR's proposed by the Director of Planning when he was including residential.

Circulated this day was a letter dated March 6, 1979, from Marathon Realty Company Limited reiterating some of their comments made at the Public Hearing on the Central Waterfront Development Plan held on October 31, 1978. The letter also protested the reduced densities for this Central Waterfront area proposed by the Director of Planning in his report dated January 29, 1979.

MOVED by Ald. Puil,

THAT the following recommendation of the Director of Planning be approved:

'City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978), except the maximum development density in F.S.R. Sub-Area 1 be 3.0 and for Sub-Area 2 - 3.25.'

- (deferred)

MOVED by Ald. Puil,

THAT consideration of this whole matter be deferred for one week to give the Director of Legal Services an opportunity of providing a legal opinion.

- CARRIED UNANIMOUSLY

During discussion of this matter the Mayor indicated that pending the outcome of the discussion at Council on March 13, 1979, the City Manager could discuss with the Director of Planning what further reports are necessary to assist Council in its deliberations on this matter.

Regular Council, March 6, 1979 3

* * *

At this point in the meeting Council agreed to vary the agenda to consider the City Manager's Report dated March 1, 1979, on 1979 "Goals for Vancouver" Program, distributed this day.

* * *

CITY MANAGER'S AND OTHER REPORTS

G. 1979 "Goals for Vancouver" Program

In this report the City Manager recommended as follows:

- A. That the 1979 Work Program of the Vancouver City Planning Commission for developing 'Goals for Vancouver' be endorsed in principle.
- B. That the following Recommendations 2 and 3 of the Vancouver City Planning Commission be approved:

'That the City Manager be instructed to make application to the Provincial Ministry of Municipal Affairs for a 1979 Municipal Planning Grant in the amount of \$75,000.'

'That the Planning Department and other civic staff provide input into the goals-setting process within the constraints of existing resources.'

- C. That a further interim expenditure of \$7,000, to be repaid from the Provincial grant, be approved to fund project staff until June.

and submitted the following for the consideration of Council:

- D. That a special contribution in the form of a grant to one of the major elements of the Program in the amount of \$15,465 be approved, this amount to include the interim advances totalling \$15,000.

OR

- E. That the Vancouver City Planning Commission be requested to reexamine its Program with a view to a reduction of \$15,465; to be finalized when Provincial funding is known.

MOVED by Ald. Harcourt,

THAT the recommendations A, B, and C of the City Manager contained in his report dated March 1, 1979, be approved.

FURTHER THAT recommendations D and E of the City Manager contained in this report be deferred pending a response from the Provincial Government on the City's request for funding.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

THAT consideration of this report be deferred for two weeks to provide the Vancouver City Planning Commission an opportunity to assimilate the comments made by Council members at the Special Meeting held earlier this day.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed.)

The motion to defer having lost the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY.

Regular Council, March 6, 1979 4

* * *

At the request of Alderman Little, Council agreed to vary the agenda to reconsider the matter of the Dance Machine - 887 Seymour Street.

* * *

UNFINISHED BUSINESS (Cont'd)

2. Dance Machine -
887 Seymour Street

Alderman Little referred to Council's action at its meeting of February 20, 1979, re the Dance Machine - 887 Seymour Street, at which time Council approved the recommendation of the Director of Permits and Licenses to require the operator of the Dance Machine to show cause why their business license should be renewed.

Reference was made to the indication in the Minutes that the lawyer for the Dance Machine would be unable to appear before Council until Tuesday, April 3, 1979, and concern was expressed over the delay in these proceedings.

MOVED by Ald. Little,

THAT the operator of the Dance Machine be advised that Council will proceed with the show cause hearing on his premises at its meeting of March 20, 1979.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Sunday Shopping Hours in the
Chinatown and Gastown Areas

In a letter dated February 18, 1979, Mr. Frank Helden requested an opportunity to address Council on the report of the Standing Committee on Community Services on Guidelines on Sunday Store Closing.

Council noted that requests to address it were also received from the Chinatown Historic Area Planning Committee and the Chinese Benevolent Association.

MOVED by Ald. Rankin,

THAT the delegation request be approved and consideration of the report of the Standing Committee on Community Services be deferred for one week.

- CARRIED UNANIMOUSLY

2. Transportation for the
Handicapped

Council noted a number of delegation requests to speak to it when the report on Transportation for the Handicapped is next before Council.

MOVED by Ald. Rankin,

THAT the delegation requests be approved and that they be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

Regular Council, March 6, 1979 5

COMMUNICATIONS OR PETITIONS (Cont'd)

3. B.C. Track & Field Association -
Grant Request

In a communication dated February 26, 1979, the B.C. Track & Field Association requested a contribution of \$100 from the City to defray the cost of a reception at the International Amateur Athletic Federation meeting in Ireland.

MOVED by Ald. Puil,

THAT this grant request be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

4. Joint Labour Negotiations

Council noted a letter dated February 27, 1979, from the Canadian Union of Public Employees, requesting an opportunity of addressing Council this day when the City Manager's Report on Joint Negotiations with C.U.P.E. and the C.U.P.E. draft 1979 Protocol Agreement is before it later this day.

The Mayor advised that the representatives of the Union had since indicated that they did not wish to appear before Council, but rather asked that Council take into consideration the Union's comments in its draft previously circulated to Council. Council then considered the report of the City Manager dated March 2, 1979 on Joint Negotiations with C.U.P.E. in which the City Manager recommends that Council approve the draft 1979 C.U.P.E. Protocol Agreement attached to his report, as a basis for negotiations with the Union.

MOVED by Ald. Puil,

THAT the written submission from C.U.P.E. Local 1004 be received and the above recommendation of the City Manager contained in his report dated March 2, 1979, be approved.

- CARRIED

(Alderman Rankin opposed.)

5. Vancouver Skal Club -
Grant in Lieu of Rental of
Q.E. Theatre

In a letter dated September 19, 1978, the Vancouver Skal Club requested Council to consider granting rent-free use of the Queen Elizabeth Theatre on Saturday, April 29, 1979, from 9:30 a.m. to 12:00 noon, for the official ceremonies of the North American Skal Congress.

MOVED by Ald. Puil,

THAT the request of the Vancouver Skal Club for rent-free use of the Queen Elizabeth Theatre on Saturday, April 28, 1979, from 9:30 a.m. to 12:00 noon be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

Regular Council, March 6, 1979 6

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Proposed N.I.P. Street Works
Project for Kiwassa

Mr. D.T. Berg, Chairperson, Kiwassa N.I.P. Committee, in a letter dated March 2, 1979, requested an opportunity of addressing Council when the report of the Standing Committee on Finance and Administration on Kiwassa N.I.P. - Finance for Paving and Sidewalk Project, is before it later this day.

MOVED by Ald. Rankin,

THAT the request be granted and the delegation be heard when the report is before Council later this day.

- CARRIED UNANIMOUSLY

7. Emergency Planning

Council noted the following memorandum from the Mayor dated March 5, 1979, on Emergency Planning:

" At the request of the City of Vancouver's Emergency Planning Committee, Emergency Planning Canada and the Provincial Emergency Programme held a seminar in Vancouver on emergency planning for representatives from the Lower Mainland municipalities.

This seminar identified serious deficiencies in areas of Provincial emergency planning which hinder the development of emergency plans in the Lower Mainland.

The members of the seminar therefore recommended:

1. that the Province provide leadership and funding to facilitate adequate co-ordination of emergency plans in Lower Mainland municipalities, consistent with the terms of the Emergency Programme Act and the requirements of Lower Mainland municipalities;
2. that the Province more adequately define the responsibilities of municipalities for emergency planning;
3. that incentive be provided to municipalities in the development of emergency plans by
 - a) exempting municipal expenditures on emergency planning programs from the 5% ceiling on municipal budgets, and
 - b) exempting municipal capital expenditures on emergency equipment and materials from Provincial and Federal sales tax."

I RECOMMEND approval of the above recommendation, and that the City ask the U.B.C.M. to support them and to join with us in pressing this matter with the Province.

MOVED by Ald. Puil,

THAT the recommendations of the Mayor quoted in his memorandum dated March 5, 1979, be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 6, 1979. 7.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 2, 1979

Works & Utility Matters
(March 2, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: High Pressure Sodium Street Lights
- Cl. 2: Local Improvement Procedure By-law - Amendment
- Cl. 3: Proposed Redevelopment of Sigurdson's Millwork Site; N/E 6th Avenue and Birch Street

Clauses 1, 2 & 3.

MOVED by Ald. Puil

THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(March 2, 1979)

Food Management Service -
Cordova House & Continental Hotel
(Clause 1)

MOVED by Ald. Little

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 2, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Kensington N.I.P. - Appropriation of Funds: Improvements to Sir Richard McBride School Playground
- Cl. 2: Riley Park N.I.P. - Appropriation of Funds: Roller Skates for Riley Park Ice Rink
- Cl. 3: 2705 Point Grey Road - D.P.A. No. 83253
- Cl. 4: Hardship Appeals
- Cl. 5: Grandview-Woodland N.I.P.: Laura Secord School Gymnasium
- Cl. 6: Mount Pleasant N.I.P. - Bus Shelters
- Cl. 7: Kensington N.I.P. - Retention of Consultant for Phase II of Kensington Park Playing Field Design

Clauses 1 and 2

MOVED by Ald. Boyce

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application
2705 Point Grey Road
(Clause 3)

MOVED by Ald. Puil

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Regular Council, March 6, 1979. 8.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Hardship Appeals
(Clause 4)

MOVED by Ald. Puil

THAT, as a standing policy, Council declare that once refused no hardship reapplications will be considered with respect to the same premises for the next twelve month period, provided that this policy may be waived by Council in special circumstances.

- CARRIED UNANIMOUSLY

Grandview-Woodland N.I.P.;
Laura Secord School Gymnasium
(Clause 5)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At the request of a Council Member, the Mayor directed the City Manager to investigate agreements currently existing between the School Board and the City with respect to continued use of school gymnasiums by the public.

Clauses 6 and 7

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 2, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: New By-law to Provide Pensions for Members of Council
- Cl. 2: Appointment of External Auditors 1979
- Cl. 3: B.C. Council of Public Sector Employers - Funding for 1980

New By-law to Provide Pensions
for Council Members
(Clause 1)

MOVED by Ald. Boyce

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 6, 1979. 9.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Appointment of External Auditors 1979
(Clause 2)

MOVED by Ald. Puil

THAT the firm of Thorne, Riddell and Company be appointed auditors for the City of Vancouver for the year 1979, at a fee of \$67,000 in accordance with the terms as to scope and responsibility as set out in Parts 1 to 4 inclusive of the report re Audit of City Records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

B.C. Council of Public Sector
Employers - Funding for 1980
(Clause 3)

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, as contained in clause 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(March 2, 1979)

Change in Superannuation Provisions
Fire Alarm Operators
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 2, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Demolition - 467 West Tenth Avenue
- Cl. 2: Rental Review - City Lease of Portion of C.P.R.
Right-of-Way 41st Avenue and West Boulevard
- Cl. 3: Rental Adjustment - Between 5th and 6th Avenues,
East of Fir Street
- Cl. 4: Lease Renewal - N/E Corner of Robson and Cambie Streets
- Cl. 5: Ground Lease Terms - The Wellington Society
- Cl. 6: Sale of Property - S/S 300 Block East King Edward Avenue

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt

THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)B. Manager's Report
(February 13, 1979)Riley Park N.I.P. - Community
Vans Transport

During discussion of this report the City Manager advised that the C.M.H.C. is approving, as an exception, the purchase of these vans by the Riley Park N.I.P., but has indicated it will not approve any similar requests for any other N.I.P. areas.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Alderman Puil opposed)

DELEGATIONS1. Rezoning Application -
6364 Victoria Drive

Council, on February 20, 1979, deferred consideration of the City Manager's report dated February 16, 1979 to permit the applicant an opportunity to address Council.

The report of the City Manager, dated February 16, 1979 dealt with an application from Mr. B. Taverna for an amendment to Zoning and Development By-law No. 3575 whereby the property at 6364 Victoria Drive be rezoned from RT-2 Two Family Dwelling District to C-2 Commercial District to construct a two-storey building with commercial space on the ground floor and two dwelling units on the second floor. In this report the City Manager supported the recommendation of the Director of Planning that this application be not approved.

Mr. Nazario addressed Council on behalf of the applicant and urged that Council approve Mr. Taverna's rezoning application.

MOVED by Ald. Marzari

THAT the recommendation of the City Manager contained in this report be approved and, therefore, the application of Mr. B. Taverna to rezone 6364 Victoria Drive from RT-2 Two-family Dwelling District to C-2 Commercial District to construct a two-storey building with commercial space on the ground floor and two dwelling units on the second floor, be not approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(February 28, 1979)Management Procedure and Organization
Structure-Development of the CPR-Pier
B.C. Complex, including the Trade
Convention Centre

When considering this report Council noted a letter circulated this day from Marathon Realty Company Ltd., dated March 6, 1979 on Pier B.C. Trade Convention Centre. In the letter Marathon Realty Company Ltd., indicated it will endeavour to work with the City in negotiating a mutually satisfactory agreement on the use and development of its upland property in conjunction with the development of Pier B.C. The letter also stated that any agreement between Marathon and the City with respect to this property would have to be detailed and specific and, if appropriate, the performance of the City guaranteed by an Act of the Provincial Legislature. In addition, it was stated that the proposed relationship that may exist between a Project Director employed by the City and a private sector Project Director will require further elaboration.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Development of CPR-PIER B.C. Complex,
including the Trade Convention Centre (Cont'd)

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained
in this report, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

D. Joint Negotiations with C.U.P.E

For Council action on this report, see page 5.

E. Manager's Report
(February 28, 1979)

Urban Demonstration Projects

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

F. Manager's Report
(February 21, 1979)

Renovations - Connaught Park Fieldhouse

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

G. 1979 "Goals for Vancouver" Program

For Council action on this report, see page 3.

I. Report of Standing Committee
on Community Services
(February 15, 1979)

The Council considered this report which contains five
clauses identified as follows:

- Cl. 1: Park Board Appeal re Youth Projects in Strathcona,
Hastings-Sunrise and Grandview Areas
- Cl. 2: Family Court Committee re Juvenile Detention Home,
2625 Yale Street
- Cl. 3: Curb Ramps in the Downtown Eastside Area
- Cl. 4: Progress Report - Detention of Mentally Ill
Persons in City Jail
- Cl. 5: Guidelines on Sunday Store Closing

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Community Services (Cont'd)

Park Board Appeal re Youth Projects in
Strathcona, Hastings-Sunrise and
Grandview Areas
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in
this clause, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

Clauses 2, 3 and 4.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in
clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Guidelines on Sunday Store Closing
(Clause 5)

Council had agreed earlier this day to defer consideration
of this clause to the next meeting of Council to permit the
hearing of delegations.

MOVED by Ald. Rankin

THAT recommendation A of the Committee contained in this
clause be amended by deleting the words "on Sundays and" and
inserting the words "or on" in lieu thereof.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee
on Planning & Development
(February 15, 1979)

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Area Development Plan for Area 6, Phase 2,
False Creek - Suggested Amendments Regarding
Household Mix
- Cl. 2: Par Value Co-operatives, Lots 51 and 53,
Phase 2, Area 6, False Creek
- Cl. 3: False Creek, Area 6, Phase 2 - 1979 Capital Budget
- Cl. 4: Review of the Fairview Slopes Policy Plan

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in
clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Part Report of Standing Committee
on Transportation
(February 15, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Bus Stop Alterations on Cornwall at Walnut and Cypress Streets
- Cl. 2: Review of Traffic Conditions at the Intersection of Grandview Highway and Slocan Street

Clauses 1 and 2

MOVED by Ald. Kennedy

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Finance & Administration
(February 15, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Greater Vancouver Convention & Visitors Bureau - 1979 Grant Request
- Cl. 2: The University Women's Club of Vancouver - 1979 Grant Request
- Cl. 3: Champlain Heights Recreational Facilities Centre - Phase I
- Cl. 4: Cultural Grant Requests 1979

Greater Vancouver Convention & Visitors'
Bureau - 1979 Grant Request
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Marzari opposed)

The University Womens' Club
of Vancouver - Grant Request
(Clause 2)

MOVED by Ald. Puil

THAT the recommendation of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Champlain Heights Recreational
Facilities Centre - Phase I.
(Clause 3)

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in clause 3 of this report, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 3:45 p.m. to reconvene in the Council Chamber at 4:10 p.m. with the same Members present.

STANDING COMMITTEE REPORTS (Cont'd)

Finance and Administration (Cont'd)

Cultural Grant Requests
(Clause 4)

MOVED by Ald. Puil

THAT Council approve the following grants as recommended by the Committee, subject to conditions outlined by the Social Planning Department:

<u>Organization</u>	<u>Committee's Recommendation</u>
Anna Wyman Dance Theatre.	5,650
Axis Mime Theatre Society	2,100
B.C. Boys Choir	2,600
Canadian Music Centre	5,150
Carousel Children's Theatre	4,120
Cecilian Ensemble	1,100
Circus Minimus	550
Community Music School of Greater Vancouver.	20,000
Gallery Singers	500
Green Thumb Players	4,120
Immram Dance Theatre	850
Janus Theatre Society	1,100
Kiwanis Music Festival	500
Metropolitan Co-op Theatre Society	5,000
Mountain Dance Theatre	1,100
National Metropolitan Opera Auditions	150
Native Daughters of B.C.	1,000
New Play Centre	3,000
Pacific Ballet	3,100
Paula Ross Dance	3,000
Prism Dance Theatre	1,600
Sculptors Society of B.C.	500
Tamahnous Theatre Workshop Society	4,120
Terminal City Dance.	1,100
Touchstone Theatre Society	1,100
The Town Waytes	2,100
Vancouver Cantata Society	1,600
Vancouver Chamber Players	1,014
Vancouver City Choristers	1,500
Vancouver Early Music Society	5,150
Vancouver Explorations Workshop Society.	1,600
Vancouver Folksong Society	500
Vancouver Little Theatre Association	2,000
Vancouver New Music Society	2,100
Vancouver Society for Days, Months and Years to Come.	1,600
Vancouver's Theatre in the Park	7,725
West Coast Actors	4,124
Western Canadian Opera Society	1,000
Ballet Society	1,100
Canadian Theatre of the Deaf	1,600
Junior Symphony	1,100

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Puil

THAT a grant of \$11,500 to the Arts Club Theatre, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Boyce and Puil opposed)

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Finance & Administration (Cont'd)Cultural Grant Requests (Cont'd)

MOVED by Ald. Puil

THAT a grant of \$12,300 to City Stage, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Boyce, Gerard and Puil opposed)

MOVED by Ald. Puil

THAT a grant of \$57,400 to the Vancouver East Cultural Centre be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Boyce, Gerard and Puil opposed)

MOVED by Ald. Bellamy

THAT a grant of \$2,500 to the B.C. Beefeater Band, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Marzari

THAT a grant of \$500 to The Literary Storefront, be approved.

- LOST NOT HAVING
THE REQUIRED MAJORITY

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt,
Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little

THAT a grant of \$500 to the Metro Communities Council, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Ford, Marzari and Puil opposed)

MOVED by Ald. Marzari

THAT a grant of \$1,000 to the Sepia Junior Players, be approved.

- LOST NOT HAVING THE
REQUIRED MAJORITY

MOVED by Ald. Boyce

THAT a grant of \$500 to the Sepia Junior Players, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Little and Puil opposed)

MOVED by Ald. Puil

THAT a grant of \$1,100 to the Spectrum Theatre, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Bellamy

THAT a grant of \$1,000 to Vancouver Co-op Radio, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS (Cont'd)

Finance & Administration (Cont'd)

Cultural Grant Requests (Cont'd)

MOVED by Ald. Puil

THAT no grants be made to the following organizations:

- B.C. Drama Association.
- B.C. Multicultural Theatre Association
- East Side Theatre Front Society
- Kitsilano Neighbourhood House.
- National Youth Orchestra
- Pumps Centre for the Arts Society

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT grants in lieu of rental to the following organizations, subject to conditions outlined by the Social Planning Department, as recommended by the Committee, be approved.

<u>Organization</u>	<u>Committee's Recommendation</u>
Festival Concert Society	6,600
Friends of Chamber Music	400
Japanese Community Volunteers Assn.	800
Queen Elizabeth Playhouse Theatre	58,600
Vancouver Chamber Choir}	4,005
Festival of Choirs }	
Vancouver Opera Society	25,913

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Moved by Ald. Boyce

THAT a grant in lieu of rental in the amount of \$1,000 to Ballet Canada, be approved.

- LOST NOT HAVING
THE REQUIRED MAJORITY

MOVED by Ald. Little

THAT a grant in lieu of rental in the amount of \$9,800 to the Vancouver Bach Choir, be approved.

- LOST NOT HAVING
THE REQUIRED MAJORITY

MOVED by Ald. Puil

THAT a grant in lieu of rental in the amount of \$4,000 to the Vancouver Bach Choir, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Puil

THAT recommendations A, B, C, D, E and H of the Committee be approved:

FURTHER THAT recommendations F and G of the Committee, as amended this day, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

V. Report of Standing Committee
on Finance & Administration
(February 22, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: 1977-81 Five Year Capital Program (Streets)
- Cl. 2: Review of Five-Year Plan - Streets Capital
- Cl. 3: 1979 Basic Capital Budgets
- Cl. 4: Kiwassa NIP - Financing for Paving and Sidewalk Project
- Cl. 5: 1979 Supplementary Capital Budget

1977-81 Five Year Capital
Program (Streets)
(Clause 1)

MOVED by Ald. Puil

THAT recommendations A and B of the Committee be approved after amending recommendation A(iii) by insertion of the word 'streets' 'City' between the words 'future' and 'projects', and amending recommendation 'B' to read as follows:

'THAT the Director of Finance review this matter with the Finance Committee when appropriate.'

- CARRIED

(Ald. Rankin opposed to amendments)

MOVED by Ald. Harcourt

THAT the above motion be deferred pending a report from the City Manager on the implications of reserving these funds for street City projects.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Puil was put and carried with Alderman Harcourt opposed.

Clauses 2, 3 and 5

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in clauses 2 and 3 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Kiwassa NIP - Financing for
Paving and Sidewalk Project
(Clause 4)

As agreed to earlier this day Council heard representation from Mr. D. Berg, Chairman of the Kiwassa N.I.P. Committee requesting that Council approve an additional \$3,000 from N.I.P. funds for upgrading Glen Drive from Hastings to Prior Streets. Mr. Berg indicated that the residents flanking Glen Drive are willing to pay for upgrading their frontage streets but are financially unable to pay the cost of upgrading the flankage street - Glen Drive.

MOVED by Ald. Puil

THAT recommendations A, C and D of the Committee be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)Finance and Administration (Cont'd)Kiwassa NIP Finance for
Paving and Sidewalk Project (Cont'd)

MOVED by Ald. Puil

THAT recommendation B of the Committee be approved after deleting the words 'in the normal way' and inserting in lieu thereof ' under Section 523(c) of the Vancouver City Charter'.

- LOST

(Ald. Bellamy, Boyce, Ford, Harcourt, Marzari
and Rankin opposed)

MOVED by Ald. Rankin

THAT Council authorize the appropriation of an additional \$3,000 of Kiwassa NIP funds to cover the costs of upgrading Glen Drive from Hastings to Prior Streets.

- CARRIED

(Ald. Gerard, Kennedy, Little, Puil and the Mayor opposed)

VI. Report of Standing Committee
on Community Services,
February 22, 1979

Community Services Grant
Requests (Clause 1)

MOVED by Ald. Rankin,

THAT Council approve the following grants as recommended by the Committee subject to the conditions outlined by the Social Planning Department:

<u>Organization</u>	<u>Committee's Recommendation</u>
ASK	\$ 9,890.00
Big Brothers of Greater Vancouver	30,752.00
Big Sisters of Greater Vancouver	25,169.00
Boys' and Girls' Clubs of Greater Vancouver	20,000.00
Canadian Memorial Church (Ald. Puil opposed)	10,000.00
Canadian Paraplegic Association	31,500.00
Catholic Community Services	3,000.00
Chinese Community Library Services Association	12,570.00
Chown Adult Day Care	8,735.00
Coast Foundation Society	2,530.00
Crossreach	12,046.00
Divorce Life Line Society of Vancouver	3,000.00
Douglas Park Handicapped Outreach Program	5,579.00
Dugout Day Centre	14,485.00
The Downtown Community Health (Downtown Eastside Food Store)	13,428.00
911 Emergency Translation & Community Translation Service (Mosaic)	21,898.00
God's Rescue Mission (Ald. Puil opposed)	2,300.00
Grandview-Woodland Family Place	2,695.00
Handicapped Resource Centre	12,038.00
Hear! Hear! Program (Kiwassa Neighbourhood Services)	13,728.00
Japanese Community Volunteers	11,785.00
Kettle Friendship Society	14,594.00
Kiwassa Neighbourhood Services Association	13,650.00

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Community Services Grant
Requests (Continued)

<u>Organization</u>	<u>Committee's Recommendation</u>
L.I.F.E. (Living is for Everyone)	6,000.00
Little Mountain Neighbourhood House	12,695.00
Lower Mainland Stroke Association (Vancouver Branch)	12,764.00
Marpole Oakridge Area Council - Clindex	420.00
Marpole Oakridge Area Council - Seniors Day Care Program	11,121.00
Mental Patients Association	29,451.00
Mosaic	26,000.00
Neighbourhood Services Association	176,400.00
New Hope Centre	12,490.00
Rape Relief	5,771.00
Ray Cam Co-operative Association	104,367.00
St. James Social Service	11,880.00
Second Stage Housing (Y.W.C.A.)	12,000.00
Strathcona Community Centre Association	15,251.00
Vancouver Community Legal Assistance Society	24,150.00
(Ald. Little, Puil & the Mayor opposed)	
Vancouver Life Skills Society	9,600.00
Vancouver & District Public Housing Tenants Association	25,725.00
Vancouver Neurological Centre	21,000.00
Vancouver Richmond Association for the Mentally Retarded	17,540.00
Vancouver Second Mile Society	8,000.00
Vancouver Volunteer Centre	10,000.00
Variety Club	4,670.00
V.O.N. Meals on Wheels	15,750.00

- CARRIED BY THE
REQUIRED MAJORITY

MOVED by Ald. Rankin,

THAT no grants be made to the following organizations:

Branching Out (Riley Park Community Association)
The B.C. Civil Liberties Association
B.C. Housing Foundation
Greater Vancouver Youth for Christ
3-H Society for Handicrafts for the
Homebound Handicapped
Home School Co-ordinating Committee
(Y.W.C.A.)
Missions to Seamen
Mount Pleasant Family Place
Native Street Workers Project
Planned Parenthood Vancouver
Unitarian Family Life Centre
Vancouver Vocational Counselling Service.
Gastown Alano Club

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT no action be taken on the grant request of the
Canadian Dolphin Swim Club.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT no action be taken on the grant request of the
Reach Centre Association.

- CARRIED UNANIMOUSLY

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Community Services Grant
Requests (Continued)

MOVED by Ald. Rankin,

THAT no action be taken at this time on the grant request of the United Native Nations (Native Counselling and Referral Drop-In Centre).

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT a grant of \$19,637.00 be approved to the Crisis Intervention & Suicide Prevention Centre for Greater Vancouver.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Puil,

THAT Council reiterate that this be the final grant from the City to the Crisis Intervention & Suicide Prevention Centre for Greater Vancouver.

- CARRIED

(Aldermen Harcourt, Kennedy, Little, Marzari and Rankin opposed)

MOVED by Ald. Marzari,

THAT a grant of \$36,288.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Rankin,

THAT a grant of \$12,600.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT a grant of \$10,000.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,

THAT no grant be made to the Downtown Eastside Residents' Association.

- CARRIED

(Aldermen Harcourt, Little, Marzari and Rankin opposed)

MOVED by Ald. Rankin,

THAT a grant of \$27,606.00 be approved to the Family Services;

FURTHER THAT an amount of \$2,500.00 be placed in the Personnel Services Department budget of the City of Vancouver to provide funding for retirement seminars for Civic employees.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Community Services Grant
Requeats (Continued)

MOVED by Ald. Rankin,

THAT a grant of \$4,200.00 be approved to the Greater Vancouver Information and Referral Service.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,

THAT the City purchase 290 1979 updates of the Directory of Services to replace those currently being used by City departments or Boards at a cost of \$7,250.00 (a purchase of services not from grants budget).

- LOST NOT HAVING
RECEIVED THE REQUIRED
MAJORITY

(Aldermen Bellamy, Boyce, Kennedy, Little, Puil
and the Mayor opposed)

MOVED by Ald. Marzari,

THAT a grant of \$10,000.00 to cover the cost of one salary be approved to the Social Planning and Review Council of B.C. (SPARC).

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Kennedy and the Mayor opposed)

MOVED by Ald. Rankin,

THAT a grant of \$19,450.00 be approved to the Vancouver Association for Children with Learning Disabilities;

FURTHER THAT a grant of \$1,335.00 be made to cover the cost of rental of the Orpheum Theatre for a benefit performance.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Rankin,

THAT a grant of \$20,010.00 be approved to the Vancouver Indian Centre Society;

FURTHER THAT an allocation of \$4,211.00 be made to cover outstanding taxes to date.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Marzari,

THAT a grant of \$20,000.00 be approved to the Vancouver Status of Women.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and
the Mayor opposed)

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)Community Services Grant
Requests (Continued)

Alderman Rankin referred to a memo he had received from Social Planning amending the recommended amount of \$10,080.00 to \$11,550.00 to the Western Institute of the Deaf. It was therefore

MOVED by Ald. Rankin,

THAT a grant of \$11,550.00 be approved to the Western Institute of the Deaf.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Boyce,

THAT the Committee's recommendations with respect to grants to the Red Door Rental Aid and Y.W.C.A. Housing Registry, be deferred to permit representatives of these groups an opportunity to appear before Council to discuss their grant requests.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT recommendations A and C of the Committee contained in this Clause be approved and that recommendation B of the Committee be approved as amended this day.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Planning & Development
(February 22, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Monthly Status Report on Rezoning Applications
- Cl. 2: Status Report of Major Development Permit Applications
- Cl. 3: Disposition of City-owned Land North Side of Puget and Eddington Drives
- Cl. 4: Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Finance & Administration
(February 22, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Provincial Youth Employment Program (PYEP '79)
- Cl. 2: Health Department Lifestyle Project - Update

Clauses 1 and 2.

MOVED by Ald. Puil

THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
 SECONDED by Ald. Kennedy,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND VARIOUS BY-LAWS
 TO INCREASE CERTAIN PERMIT AND
 INSPECTION FEES

MOVED by Ald. Puil,
 SECONDED by Ald. Little,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
 SECONDED by Ald. Little,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Little,
 SECONDED by Ald. Boyce,
 THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes

the South 2 feet of each of Lots 1 and 2,
 Block 224, District Lot 526, according to
 Plan No. 590

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. Sports Stadium - Site Study

MOVED by Ald. Ford,
 SECONDED by Ald. Marzari,
 THAT WHEREAS there are many residents of Vancouver who are anxious to have a new sports stadium in the City;

AND WHEREAS the higher priority given to the Convention Centre for Federal funding has made it difficult to achieve sufficient funds from that source;

AND WHEREAS the P.N.E. has not so far had success in raising money from other sources;

Regular Council, March 6, 1979 24

MOTIONS (Cont'd)

Sports Stadium -
Site Study (Cont'd)

AND WHEREAS the efforts to achieve a stadium appear to be fragmented;

AND WHEREAS agreement on the best site would enable all those interested to achieve a united effort;

THEREFORE BE IT RESOLVED THAT City Council now request the G.V.R.D. to proceed with a site study to determine the best location for a sports stadium and that the City contribute \$15,000 towards the study.

- (Notice)

Notice was called on the above motion of Alderman Ford.

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Little and seconded by Alderman Boyce was recognized by the Chair:

1. Grant Applications:
Policy In Respect of Receiving Delegations

THAT WHEREAS the City Council the past several years has had a large number of delegations on one grant application (40 to 50);

AND WHEREAS such a precedent could require the Council to extend the same privilege to delegations on behalf of every other grant application should they so request;

AND WHEREAS the Council has not established a policy in respect of receiving delegations on behalf of any one grant application;

THEREFORE BE IT RESOLVED THAT the City Council establish the policy that no more than six delegations shall be heard on behalf of any one application for a civic grant.

- (Notice)

The following Notice of Motion submitted by Alderman Rankin and seconded by Alderman Harcourt was recognized by the Chair:

2. Cost of School Operations in the
City of Vancouver

THAT WHEREAS the City of Vancouver pays approximately 93% of the Vancouver School Board's budget out of property taxes in the City of Vancouver;

AND WHEREAS Victoria pays only 7% of the cost of School operations in the City of Vancouver;

AND WHEREAS the McMath Commission recommended 75% Provincial funding and 25% civic funding;

AND WHEREAS at the last meeting of the School Board, the Chairman, Trustee Divinsky, indicated that he had met with Mayor Volrich and they intend to go to Victoria to lobby for a better financial formula for Vancouver;

THEREFORE BE IT RESOLVED THAT the Committee be enlarged to consist of:

Cont'd . . .

Regular Council, March 6, 1979 25

NOTICE OF MOTION (Cont'd)

Cost of School Operations in the
City of Vancouver (Cont'd)

the Mayor and Aldermen,
Chairman of the Vancouver School Board and School
Trustees,
Representatives from the B.C. School Trustees
Association,
Chairperson of the Consultative Committees, and
Representation from the B.C. Teachers Association

in order that this matter can be dealt with at this sitting of
the Legislature.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Carbon Substances Being
Shipped From Cherry Point

referred to reports that a carbon
substance manufactured at Cherry
Point is being shipped to
Vancouver and the National Harbours
Board has approved it being off-
loaded here.

Apparently the City of Everett,
Washington, U.S.A., has refused
to permit this substance to be
off-loaded on its docks because
of pollution.

Alderman Rankin requested a report
from officials on this matter.

The Mayor so directed.

Mayor Volrich -
Reports to Next Meeting
of Council

The Mayor advised that the
following reports will be before
the next meeting of Council:

- a) his report on proposed
procedure with respect to
Governmental Reform;
- b) a report from the Fire Chief
with respect to the fire at
57th Avenue and Hudson.
- c) the requested report from the
Mayor on the recent arson
bombings in the City (this
report will be 'In Camera').

Alderman Puil -
"Discos Ripe for
Fire Bombing"

expressed concern at a recent story
in the Vancouver Express
attributing a statement to an
employee of the Human Rights Branch
that "discos ripe for fire
bombing".

The Mayor advised that his office
has been checking into this
statement and hopes to be reporting
to Council on this matter next
week.

Regular Council, March 6, 1979 26

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Marzari -
NHB Proposal Re:
Fish Market

referred to a very extensive proposal by the National Harbours Board to build and recreate an extensive fish market facility at a different location from the existing market on the waterfront.

The Alderman enquired if this may conflict with the funds being requested for the Convention Centre. She requested a report reference on this matter.

The Mayor advised that this proposal is still in the preliminary stages and a report reference would be premature.

Alderman Ford -
Trade/Convention Centre

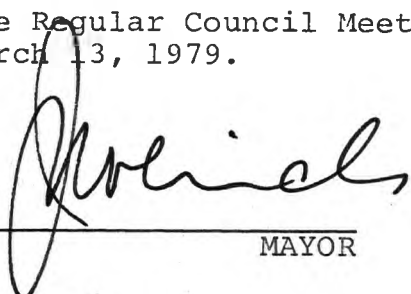
queried if the Province has responded to the City's suggested financial arrangements with respect to the Trade/Convention Centre.

The Mayor advised he has received a letter confirming the Provincial Government's decision and undertook to make a copy available to Alderman Ford.


* * *

The Council recessed at approximately 5:35 p.m. to reconvene "In Camera" in the Mayor's Office.

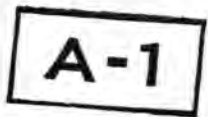
The foregoing are Minutes of the Regular Council Meeting of March 6, 1979, adopted on March 13, 1979.



MAYOR



CITY CLERK



MANAGER'S REPORT, MARCH 2, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. High Pressure Sodium Street Lights

The City Engineer reports as follows:

"In the review of Engineering Department activities and budgets last year City Council was advised that all aspects of the Department are constantly being reviewed to ensure that the latest materials and techniques are utilized. More specifically in the Street Lighting section it was noted that a study was currently in progress on the cost/benefits of adopting high pressure sodium lamps which have recently become available.

The purpose of this report is to advise City Council of the results of our internal study and inform Council that the Engineering Department plans to use high pressure sodium street lights generally instead of mercury vapour street lights in future street lighting and lane lighting installations.

In the white paper on municipal services submitted to Council in 1977 the three criteria governing the installation of street lights in Vancouver were listed as safety, cost and appearance in that order. Mercury vapour street lights have been used in street lighting programmes in Vancouver for more than twenty years to meet these criteria by providing adequate lighting at lowest costs using only one-third of the energy of the incandescent types previously used.

Because of increasing energy costs, high pressure sodium street lights can now provide street lighting at lower operating costs, using only one half the energy of mercury vapour types. The higher equipment costs of the high pressure sodium street lights are now more than offset by the saving in energy costs. The following table shows the estimated mileages of street lights to be installed during the next five years including the upgrading of existing street lighting (both mercury vapour and incandescent) which is not adequate for safety needs. Also shown are the estimated annual savings in operating costs compared with the additional capital costs involved and the estimated annual saving in electrical energy by using high pressure sodium street lights instead of mercury vapour street lights.

<u>Type of Street or Lane</u>	<u>Miles of Lighting To Be Installed</u>	<u>Annual Savings in Energy And in Operating Costs Using HPS Instead of Mercury</u>		<u>Additional Capital Cost of HPS Lighting</u>
		<u>Saving in Energy</u>	<u>Saving in Operating Costs</u>	
Major Streets	40	2,400,000 KWH	\$60,000	\$130,000
Commercial Lanes	16	400,000 KWH	\$ 6,000	\$ 30,000
Local Residential Streets	<u>30</u>	<u>700,000 KWH</u>	<u>\$12,000</u>	<u>\$ 40,000</u>
	86	3,500,000 KWH	\$78,000	\$200,000

Most cities in Canada and the U.S.A. started using high pressure sodium street lights within the last few years. Appendix 1 is a summary of reports from various cities on the subject. Locally, the Department of Highways and some municipalities have commenced using high pressure sodium street lights. In Canada high pressure sodium street lighting is being used where new street lights are required or where existing street lighting must be upgraded. It is still not economical in Canada to replace existing street lights with new high pressure sodium street lights to save energy only.

In recent years there have been a number of submissions and suggestions to Council that more emphasis be placed on the aesthetic aspects of street lighting. After receiving reports from Engineering and Planning Departments on current street lighting standards and practices and a proposed study for developing new

MANAGER'S REPORT, MARCH 2, 1979 (WORKS: A1 - 2)

Clause No. 1 cont'd:

standards, Council in June 1975 concluded that the present City policies provide the best combination of environmental acceptability together with installation and operating costs. It should be noted by Council that the high pressure sodium lamp emits a different colour from the present standard mercury vapour, a yellow-orange colour compared to the blue-green of the mercury vapour. This different colour is considered to be quite acceptable and experience in other cities has supported this.

The 1979 street lighting program which would involve high pressure sodium street lights includes the following arterials: Granville Bridge, Fir St. - 3rd to 16th, Kerr St. - 63rd to S.E. Marine, 12th Ave. - Kingsway to Heather, Davie St. - Richards to Beach, Denman St. - Georgia to Beach and Robson St. - Thurlow to Denman."

The City Manager submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Local Improvement Procedure By-law - Amendment

The City Engineer reports as follows:

"An amendment to the Local Improvement Procedure By-law is desirable in anticipation of a planned project. The by-law presently defines Lane Lighting as being supported on wooden poles. We are working towards a project in a lane where there are no poles and the lights would be mounted on a building. As the program develops, there may be other such cases or lights mounted on bridges, steel poles, etc. The definition should be broadened to include other forms of support.

This is advanced at this time because we expect the by-law to be opened with respect to the Kiwassa N.I.P. Area and this amendment can be made at the same time. By approving this change, Council is not approving mounting lights on a building, but only making by-law provision so that it may deal with such a proposal should it arise.

I recommend that the Director of Legal Services be requested to bring forward an amendment to the Local Improvement Procedure By-law (3614 as amended) to redefine Lane Lighting so as to allow forms of support other than wooden poles."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

3. Proposed Redevelopment of Sigurdson's Millwork Site;
N/E 6th Avenue and Birch Street

The City Engineer reports as follows:

"On April 5, 1978, the Development Permit Board approved development permit application No. 77234 subject to a number of conditions. This development permit was for the substantial redevelopment of the Sigurdson's Millwork site at the northeast corner of 6th Avenue and Birch Street together with the construction of a parking garage on City-owned Lot 21, False Creek, Plan 16003. Council approved the lease of Lot 21 on October 17, 1978.

Lengthy negotiations have taken place to resolve the conditions of approval for this development permit. It is now necessary to obtain Council authority to enter into several agreements with the applicant to resolve the outstanding issues before this permit can be issued. These agreements are:

- A. The lease of the easterly 40 feet of Birch Street north of 6th Avenue.
- B. An agreement permitting the walls which support 6th Avenue and Alder Crossing to remain on Lot 21 and provide for their continuance.
- C. An encroachment agreement permitting the parking structure proposed to be constructed on Lot 21 to extend beyond the property line on Alder Crossing and abut the bridge structure and use the existing walls as a part of the proposed structure.

MANAGER'S REPORT, MARCH 2, 1979 (WORKS: A1 - 3)

Clause No. 3 cont'd:

- D. A bulkhead agreement to be registered against Lot 'A' (Reference Plan 2321), Block 273, District Lot 526, to provide for the reconstructed building being built in non-conformance with the City's building grade.

The legal description of these sites will change when the land is resubdivided.

A. The Lease of the East 40 feet of Birch Street North of 6th Avenue

The developer has applied to lease the easterly 40 feet of Birch Street from 6th Avenue to approximately 200 feet north. He wishes to use the portion of road for access and parking. Birch Street is dead-ended north of 6th Avenue and serves only the applicant's property and the one lot on the west side of Birch Street.

I recommend that the portion of Birch Street adjacent to Block 273, District Lot 526, shown hatched in the attached sketch be closed, stopped up and leased to abutting owner of Lot 'A' (Reference Plan 2321), said Block 273, subject to the following conditions:

- (a) The term of the lease shall be ten years, provided however that the lessee may terminate the lease on one month's notice to the City and after 5 years the City may terminate the lease on 12 months notice to the lessee.
- (b) The rent shall be \$297.50 per month for the first 5 years and thereafter on or before the 5th and 7th years of the lease the parties shall review the rent and if they fail to agree the matter shall be a subject for arbitration.
- (c) The lease area to be used for access to said Lot 'A' and said Lot 21 and for parking only.
- (d) No structures to be erected on the lease area and the design grades and surfacing to be to the satisfaction of the City Engineer.
- (e) Access to the property on the west side of Birch Street is to be permitted over the westerly 22 feet of the lease area.
- (f) The drainage of the lease area to be the responsibility of the lessee and to be to the satisfaction of the City Engineer.

B. An agreement permitting walls which support 6th Avenue and Alder Crossing to remain on Lot 21 and provide for their continuance.

Portions of the Alder Crossing Bridge abutment and portion of the walls supporting 6th Avenue west of Alder Crossing are situate on Lot 21, False Creek, Plan 16003. The applicant wishes to build a parking structure adjacent to these walls and abut the walls with his parking decks. We are in favour of this arrangement provided that the applicant agrees to protect the walls for the life of the lease and providing for an easement and a bulkhead agreement should the lessee exercise the option to purchase clause to be contained in the lease.

I recommend that the Director of Legal Services be authorized to enter into an agreement on behalf of the City with the lessee of Lot 21, False Creek, Plan 16003, authorizing the walls to remain in the lease area and permitting the lessee to abut the walls subject to the following conditions:

- (a) No changes are to be made to the walls or footing of the walls without approval of the City Engineer.
- (b) The footing must not be undermined in any way.
- (c) The top floor of the parking structure may be allowed to rest on the wall in a manner first approved by the City Engineer but the wall shall not be used by the lessee as support for the parking structure.
- (d) Details of any connection to the walls or footing to first be approved by the City Engineer.
- (e) Access to the walls for maintenance of the walls and footings is not to be unreasonably withheld.

MANAGER'S REPORT, MARCH 2, 1979 (WORKS: A1 - 4)

Clause No. 3 cont'd:

- (f) The lessee to indemnify and save harmless the City against all claims for damages, costs, etc., arising out of any injury to persons or damages or loss of property occasioned by the use of the walls as herein permitted or damages thereto caused by the lessee.
- C. An Encroachment Agreement permitting the parking structure, proposed to be constructed on Lot 21, to extend beyond the property line on Alder Crossing and abut the bridge structure.

The face of the Alder Crossing bridge abutment is approximately a foot clear of the property line, (into the street). To allow the parking decks to abut the bridge abutment it is necessary for these decks to encroach onto the street. The other alternative would be to have the developer build a wall at the edge of the bridge footing (approximately two feet apart). This width would not be sufficient to allow access for maintenance of the wall.

I recommend that the Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City allowing the construction and maintenance of a parking structure extending into Alder Crossing approximately 2 feet subject to the following conditions:

- (a) The agreement to be for the life of the parking structure or the term of the lease whichever is the shorter.
- (b) The design and method of construction of the parking structure as it relates to the Alder Crossing bridge to first be approved by the City Engineer.
- (c) The lessee to indemnify and save harmless the City against all claims for damages, costs, etc., arising out of the permission herein granted.
- D. A Bulkhead Agreement to be registered against Lot 'A' (Reference Plan 2321), Block 273, District Lot 526 to provide for the reconstructed building being built in non-conformance with the building grade.

The developer wishes to reconstruct the building in such a way that the lower floor gets light along the 6th Avenue side of the building. In order to do this he will be below the established building grade and therefore below the curb and sidewalk grade. It will be necessary to give special treatment to the portion of street lying between the sidewalk and the property line. A retaining wall and embankment will need to be constructed to support the street. It is therefore necessary for the City to enter into agreements with the abutting owner of Lot 'A' to require him to support the street and further to permit him to maintain a wall, embankment and landscaping on the street.

I recommend that the Director of Legal Services be authorized to enter into a bulkhead agreement on behalf of the City with the owner of Lot 'A' (Reference Plan 2321), Block 273, District Lot 526 subject to the following conditions:

- (a) Any structure, filling or embankment constructed on or adjacent to 6th Avenue to be installed under the direct supervision of a Professional Engineer to plans first approved by the City Engineer. The costs of these works to be at the expense of the owner, except that the City will pay for the relocated curb and gutter, pavement, ground cover and the cost of a two foot high wall.
- (b) The owner of said Lot 'A' enters into an encroachment agreement permitting him to maintain the wall, embankment and landscaping on the street and indemnify and save harmless the City against all claims for damages, costs, etc., arising out of the permission herein granted."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

MANAGER'S REPORT, March 2, 1979 (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Food Management Service -
Cordova House and Continental Hotel

The Director of Civic Buildings reports as follows:-

"The food service at the Continental Hotel and Cordova House is operated under an agreement with Parnell Foods on a cost plus fixed fee basis. The quality of the service has not proved satisfactory during the last year and we requested a number of food services to submit alternate proposals.

A review was carried out on all the proposals keeping in mind the objectives of providing a good food service at a reasonable cost. The reviewing Committee comprised of representatives from the Health Department, the Ministry of Human Resources, the Finance Department, and Civic Buildings Department. The budget estimates of the proposals were as follows:

1. Customized Foods	\$196,534
2. VS Service	\$208,156
3. Parnell Foods	\$233,448

The lowest cost proposal was not acceptable since the company is not established, references were not available, the proposal lacked detail and the menus were inadequate. On the basis of the review the decision of the Committee was that VS Services would provide the best food service for the money at both facilities.

The cost of the service is 100% recoverable from other senior levels of government, therefore there is no cost to the City.

Recommended that the Director of Civic Buildings be authorized to cancel the agreement with Parnell Foods Limited and that a new agreement be entered into with VS Services satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

Manager's Report, March 2, 1979 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kensington N.I.P. - Appropriation of Funds: Improvements to Sir Richard McBride School Playground

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington Concept Plan, which included \$150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

Sir Richard McBride School is the second school project in the Kensington area to have reached the funding stage. The design and cost estimates for Phase II of the creative play area have been prepared by the School Board. Phase I of the project was completed in the Spring of 1978 with funds raised by the school independently of N.I.P. and labour provided by N.I.P. Committee volunteers. The proposed second phase includes a fort complex complete with trolley ride, several types of swings, a geodesic dome, some fencing, and the relocation of existing equipment. The teachers at McBride School and the Parents Consultative Committee have been involved in the designing of this project.

The estimate prepared by the Vancouver School Board comprises a total of \$20,840, of which the School Board would pay \$4,555 for overheads. This would leave a cost to N.I.P. of \$16,285. (see Appendix "A".)

The Kensington Citizens N.I.P. Planning Committee has discussed the project and recommends the allocation of up to \$16,285 to construct the project.

The Director of Planning recommends that City Council approve the appropriation of up to \$16,285 from the Kensington N.I.P. account 891/8704 for the construction of improvements to Sir Richard McBride School grounds, with costs to be shared as follows:

Federal	(50%)	\$ 8,142.50
Province of B.C.	(25%)	4,071.25
City of Vancouver	(25%)	<u>4,071.25</u>
		\$16,285.00"

The City Manager **RECOMMENDS** that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. - Appropriation of Funds: Roller Skates for Riley Park Ice Rink

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$710,000.00 for improvements to various community facilities and services. The purpose of this report is to recommend the appropriation of a portion of these funds for the purchase of roller skates for use at the Riley Park Recreation Complex Ice Rink, as outlined in the N.I.P. Concept Plan.

The Proposed Project:

Roller skating in the Riley Park Community is a very popular recreation activity for youth between the ages of 12 to 17 years. Presently, these youth must travel to North Vancouver or Richmond to roller skate. In discussions with local youth and residents, individually and at public meetings, and through a community youth survey, (undertaken by the Little Mountain Youth Project) the Riley Park Citizens' Planning Committee concluded that the provision of a roller skating program in the neighbourhood is a very high priority.

Clause 2 continued

Preliminary investigations concluded that the development of a private roller skating rink in the Riley Park area is not feasible at this time on economic grounds and because of the lack of space needed for such a facility. Through further discussions with the Park Board, Riley Park Recreation Centre staff, local youth and residents, the Citizens' N.I.P. Planning Committee found that the Riley Park Recreation Complex Ice Rink is potentially available for roller skating during the summer months, when this facility is not otherwise in use.

The only problem is that the Park Board does not have the necessary roller skates nor the budget to purchase such equipment. The Park Board staff have concluded that the existing concrete ice surface will not be damaged in any way, if skates with plastic wheels are used and that the surface would only require minimum additional maintenance above and beyond the current maintenance program.

Therefore, the Riley Park Citizens' N.I.P. Planning Committee proposes to purchase new roller skating equipment as itemized in Appendix I. The Vancouver Park Board has agreed to the proposed skating program as well as the ongoing maintenance and replacement of equipment. It is expected that costs will be recovered in all or part through user fees as is normally done for other community centre facilities and equipment.

The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed expenditure and recommended it in their Neighbourhood Concept Plan because of the strong youth demand for the program and because it will expand and create a new opportunity for neighbourhood youth to be involved in productive leisure time activities.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised of this proposed expenditure and concur with the recommendation for funding of this project. The total cost is \$19,701.00.

Recommendation:

The Director of Planning recommends that Council approve an expenditure of \$19,701.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for the purchase of roller skating equipment for use at the Riley Park Recreation Complex Ice Rink, costs to be shared as follows:

C.M.H.C.	(50%)	\$9,850.50
Province of B.C.	(25%)	\$4,925.25
City of Vancouver	(25%)	\$4,925.25 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION3. 2705 Point Grey Road - D.P.A. No. 83253

The Director of Planning reports as follows:

"Development Permit Application No. 83253 has been filed by Dan White, Architect, on behalf of Mr. C. N. Woodward, to add to the existing one family dwelling in this RT-2 District.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas on the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate the construction of additions (approximately 315 sq. ft.) to the front and rear of the second storey.

Clause 3 continued

The proposed development is an outright use and complies with all the regulations of the Zoning and Development By-law.

Before the Director of Planning issues the Development Permit, it is being referred to City Council for information in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

CONSIDERATION4. Hardship Appeals

The Director of Legal Services reports as follows:

"On September 28, 1978 Council adopted the following resolution:

'That the hardship appeals considered this day be referred to the Director of Legal Services for advice to Council on means by which owners who persist in renting illegal suites on a continuing basis could be prosecuted.'

I am somewhat puzzled by this motion because we are constantly laying charges against owners for renting out illegal suites on a continuing basis.

The present hardship procedure has no by-law authority, but is simply an instruction not to enforce the by-law in a particular instance. Where an application is refused, we proceed with usual enforcement procedures. If what is meant by the resolution is that people who have been refused, continue to re-apply and thus delay enforcement, I can only suggest that perhaps as a standing policy Council should declare that once refused, no re-applications will be considered with respect to the same premises for the next twelve-month period. Provided that this may be waived by Council in special circumstances. This is similar to the provision applicable to a refused rezoning application. "

The City Manager submits for Council's CONSIDERATION the suggestion of the Director of Legal Services that Council adopt a policy of not considering re-applications of refused hardship applications for twelve months.

RECOMMENDATION5. Grandview-Woodland N.I.P.: Laura Secord School Gymnasium

The Director of Planning and the Director of Civic Buildings report as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$1,035,000.00 for improvements to elementary schools in the area. The Concept Plan indicates that Laura Secord Elementary School should be made more usable by the general community and that recreational opportunities for its students should be improved by providing an elementary school size gymnasium.

This report recommends the appropriation of funds for the construction of the proposed gymnasium, the design for which is now complete.

Clause 5 continued

The Concept Plan allocated \$390,000 for the gymnasium, to which the Vancouver School Board at its meeting of December 5, 1977 added funding of \$43,000. for a total budget of \$433,000. On April 11, 1978, Council approved the Terms of Reference for this project, appointed Byron Olson Architects as architect, and approved the expenditure of up to \$31,200 from the Grandview-Woodland N.I.P. Budget Account for design fees.

The design prepared in the interim encourages maximum possible community use through complete separation of the building and its heating and lighting functions from the main building. Weekend use has thus been made possible without incurring the cost of weekend janitorial service. Special attention has been paid to the development of a design which will minimize the costs of operating the facility to both the community and the School Board.

The architect completed the design in accordance with the Terms of Reference, and on January 24, 1979, the following tenders were received for the construction of the gymnasium:

Westmount Construction Ltd.	\$509,140
Aspen Construction Ltd.	\$528,231
Hodgson, King & Marble Ltd.	\$545,720
Ekson Construction Ltd.	\$546,554
Rossi Construction (1976) Ltd.	\$546,800
Fairview Construction Ltd.	\$554,848
Mi-Dan Construction Ltd.	\$559,000
Interland Contractors Ltd.	\$559,872
Double V Construction Ltd.	\$566,600

The bid from Mi-Dan Construction was incomplete and therefore not acceptable. The lowest bid of \$509,140 was approximately \$112,000 over the funds budgeted for construction of the building.

The architect was advised that a request for such additional funds could not be supported. The Building Committee agreed with the architect's recommendation to alter the design and negotiate a reduction in price with the low bidder, Westmount Construction Ltd., the objective being to reduce the cost to the original budget.

Changes satisfactory to the Building Committee were made, and negotiations completed with Westmount Construction Ltd., arriving at an agreed price of \$407,702, a reduction of \$101,438.

On the basis of this price, the total project cost is now estimated to be \$456,602, as detailed below:

Architect's and consultants' fees	\$34,700
Construction contract (based on negotiated low tender)	407,702
Permits, testing, miscellaneous	2,000
3% Contingency	<u>12,200</u>
	\$456,602

Funding requested will be \$456,602 less \$31,200 previously appropriated, and \$43,000 allocated by the School Board, for a total required additional funding of \$382,402.

The Grandview-Woodland N.I.P. Committee supports the appropriation of N.I.P. funds for the implementation of this project. C.M.H.C. and the Province concur with this appropriation for the construction of the Laura Secord School Gymnasium.

Clause 5 continued

It is recommended that Council:

- A. Appropriate \$358,800 from the Grandview-Woodland N.I.P. Social/Recreational Account 898/9404 and \$23,602 from the Reserve Account 898/9408 for the construction of the Laura Secord Gymnasium, costs to be shared as follows:

C.M.H.C.	-	\$191,201.00
Province of B. C.	-	95,600.50
City of Vancouver	-	95,600.50

- B. Accept the price negotiated with the low bidder, Westmount Construction Ltd., and enter into a contract satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the Director of Civic Buildings be approved.

6. Mount Pleasant N.I.P. - Bus Shelters

The Director of Planning and City Engineer report as follows:

"On September 28, 1976, Council approved the Mt. Pleasant Concept Plan, which included the goals for the Mt. Pleasant N.I.P. area. One of these goals, to 'improve the physical conditions in the N.I.P. Triangle' specifically identified that provisions should be made for the installation of bus shelters at 16 of the most heavily patronized stops within or along the perimeter of the N.I.P. Triangle.

As the result of Planning and Engineering surveys which have taken place over the past three years, it has been ascertained that some of the most heavily patronized stops may receive new commercial shelters at no cost to the N.I.P. program.

In addition, it also has been recommended by the N.I.P. Committee, and agreed to by the Engineering Department, that existing City shelters in other areas can be replaced by commercial shelters and relocated to Mt. Pleasant, thus leading to a substantial cost reduction to the N.I.P. program. Estimates submitted to the Director of Planning from Engineering indicate that the relocation cost of one city shelter is approximately Eleven Hundred Dollars (\$1,100.00) plus a refurbishing cost of approximately \$500.00 as necessary. It has also been confirmed that the Mt. Pleasant N.I.P. area has priority for these displaced shelters because Council authorized the installation of twelve city-style shelters in Mt. Pleasant on April 5, 1977.

Conditions to be met (as specified by the Engineering Department) were that in each approved location within the various N.I.P. areas (commercial or city shelters), the owners of the properties abutting the shelters must be notified in writing. This was undertaken by the Planning staff.

Locations approved by the Engineering Department for installation of commercial bus shelters at no cost to the Mt. Pleasant N.I.P. program are:

1. Broadway at Brunswick (N.E.)
2. Broadway at Prince Edward (S.E.)

These locations have been confirmed with the bus shelter company and it is hoped that some additional commercial shelters may be installed in the Mt. Pleasant area. However, at this time it is proposed to proceed with installation of relocated City shelters in the remaining desirable sites in Mt. Pleasant. If future arrangements can be made for more commercial shelters, they will be installed instead of City shelters.

Clause 6 continued

As part of the commercial bus shelter agreement, some City shelters are being replaced by commercial shelters and relocated at no cost to the City. On this basis, five City bus shelters can be provided for Mt. Pleasant with only the refurbishing cost of approximately \$2,500.00 being chargeable to N.I.P.. The locations are as follows:

1. Fraser at Broadway (S.W.)
2. Fraser at 13th Avenue (S.W.)
3. Clark at Broadway (N.E.)
4. Kingsway at St. George (N.W.)
5. Knight at 21st Avenue (N.E.)

Two other locations originally identified in the April 5, 1977 report have also been accommodated through alternative arrangements by the City Engineer without cost to the N.I.P. program. These are:

1. Fraser at 12th Avenue (N.W.)
2. Clark at 14th Avenue (N.W.)

There are five additional locations which are desirable and for which consideration may be given for commercial shelters. The Mt. Pleasant N.I.P. Committee would support the installation of commercial shelters at these locations but if these shelters cannot be provided, they would support the installation of relocated City shelters at an approximate cost of \$1,600.00 per shelter (including relocation and refurbishing). The approximate total cost of \$8,000.00 would be funded from Mt. Pleasant N.I.P. Accounts. These locations are as follows:

1. Broadway at Guelph (N.E.)
2. Broadway at Carolina (N.W.)
3. Kingsway at Windsor (N.W.)
4. Kingsway at Inverness (N.W.)
5. Broadway at Windsor (N.W.).

Summary

Installation of bus shelters was identified as a priority in the Mt. Pleasant Concept Plan. In April, 1977, it was proposed to 'install twelve (12) City shelters in Mt. Pleasant at a cost of approximately \$43,300.00.' However, significant cost savings, due to the implementation of the commercial bus shelter program were identified and the decision was deferred. As outlined above, it is now possible to provide fourteen (14) bus shelters for Mt. Pleasant for a cost of approximately \$10,500.00. Funds for this project are available in the Mt. Pleasant Services/Utilities Accounts. The project requires the alternative cost sharing formula for utilities where the City share is 62.5%.

C.M.H.C. and the Province have been briefed and concur with the expenditure of Mt. Pleasant N.I.P. funds for this project.

The Director of Planning and City Engineer therefore recommend that:

Council approve the appropriation of \$10,500.00 from the Mt. Pleasant N.I.P. Services/Utilities Account number 896/9217 to install bus shelters in the Mt. Pleasant N.I.P. Triangle Area; with costs to be shared as follows:

C.M.H.C.	(25% of Total)	\$2,625.00
Province	(12.5% of Total)	\$1,313.00
City	(62.5% of Total)	\$6,562.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

7. Kensington N.I.P. - Retention of Consultant for Phase II of Kensington Park Playing Field Design

The Director of Planning reports as follows:

"BACKGROUND

On October 3, 1978, City Council adopted the recommendation of the Director of Planning to allocate up to \$3,500 of Kensington N.I.P. funds to Vancouver Park Board so that they might commission Amalgamated Recreation Engineers and Network Associates Limited (A.R.E.N.A.) to produce a preliminary design for the reconstruction of the northerly playing field on Kensington Park. The terms of reference were subsequently expanded to include a preliminary design for the two fields on the park.

Since that time, A.R.E.N.A. has suggested three alternative methods of field construction and provided preliminary estimates and layout drawings. A.R.E.N.A.'s report, Kensington Park Field Reconstruction, December 6, 1978, has been discussed in detail by the Kensington Planning Committee, Park Board staff and Planning staff. A copy is available in the Planning Department.

PURPOSE OF THE REPORT

The purpose of this report is to:

1. briefly outline and recommend to the preferred method of field reconstruction;
2. recommend the allocation of N.I.P. funds to the Vancouver Park Board for the further retention of A.R.E.N.A. to proceed with the preparation of working drawings and technical specifications for the preferred playing field design, ready for contract tender;
3. recommend the allocation of N.I.P. funds to the Park Board to conduct the public tendering process.

PLAYING FIELD DESIGN ALTERNATIVES

The objective of reconstructing the playing fields in Kensington Park is to provide a constant level of field conditions throughout the year and various weather conditions, while minimizing the amount of maintenance required. The three types of possible playing field construction, as outlined in A.R.E.N.A.'s report are:

1. soil turf playing surface
2. modified sand system
3. membrane sand system

The three types of playing field construction vary considerably in construction cost and maintenance costs. Generally, the less expensive fields, i.e. soil turf and modified sand systems, while costing less initially, have higher maintenance costs and do not have as durable a surface as the membrane sand system.

The Soil Turf Playing Surface consists of a crowned field of good quality soil over granular material and drainage pipes with surface irrigation and fertilization. Compaction and drainage are major problems.

The Modified Sand System uses sand as the growing medium with a top layer of sand and organics over granular material and drainage pipes with surface irrigation and fertilization. The main problems with this system are the lack of control of drainage and the growth of the grass.

Clause 7 continued

A.R.E.N.A. has recommended that a Membrane Sand System will produce the best playing surface of these alternatives available. This system is the most costly initially; however, there are many advantages to this method. It can increase player usage to 700 hours of competitive play annually and many more hours of casual play without major damage to the quality of the surface. A membrane sand system is just being completed at U.B.C. and is considered to be one of the most progressive methods of field construction available.

The membrane sand system operates on the basis of using sand as a growing medium and having it completely isolated by an impervious membrane which provides for complete control within that membrane of irrigation, drainage and fertilization applied through the subsurface irrigation system. The main advantage of the membrane system is that it provides an accurately controlled, frequently watered, properly fertilized and well drained field for the best quality grassed playing surface.

The membrane sand system can be installed with either a fully automated, semi-automated or manual control system to regulate irrigation, drainage and fertilization. It is proposed that an independent control room be located unobtrusively on the site of Kensington Park. It would be more advantageous to have a fully automated system, as the extra capital outlay at the outset would result in a system that requires lower annual operating costs and, in the long run, would save money.

A.R.E.N.A.'s estimate for the cost of constructing the two fields, both at 110 x 75 yards, at the same time, for a fully automated system, is \$193,950. To this price would be added the cost of manhole relocation, path relocation, snow fencing, consultant and Park Board fees and a one year maintenance contract. The total price is, therefore, estimated at \$219,500.

PHASE II OF CONSULTANT'S WORK

In order for work to proceed on the redevelopment of the Kensington Park playing fields, it is necessary to retain the consultants, A.R.E.N.A., to prepare the working drawings, technical materials and workmanship specifications ready for contract tender. A.R.E.N.A. has advised that the cost of their services for this next phase is \$10,000. These activities are outlined in A.R.E.N.A.'s letter of December 7, 1978 to the Board of Parks and Recreation. Terms of reference for the second phase of A.R.E.N.A.'s work to be to the satisfaction of the Superintendent of Parks and Recreation.

Park Board staff have agreed to be responsible for the tendering process. They have advised that the cost of this staff time would be approximately \$2,500. This staff time is a cost shareable item related to the N.I.P. project and it is recommended that funds be allocated for this purpose.

Subsequent to the completion of the tendering process, the Planning Department will be reporting back to City Council with a recommendation on the amount of N.I.P. funds that will be required to reconstruct the two playing fields.

Central Mortgage and Housing Corporation and the Province of British Columbia have been advised of and concur with the expenditure of funds in this manner. The Kensington Citizens' N.I.P. Planning Committee also recommends approval.

PARK BOARD POSITION

At their meeting on February 19, 1979 the Park Board considered the Kensington N.I.P. proposal to construct two membrane sand fields on Kensington Park with the services of A.R.E.N.A. The following motions were passed:

"THAT the Park Board endorses proceeding with Kensington N.I.P. funded redevelopment of the two playing fields on Kensington Park, at a cost not to exceed \$220,000,

Clause 7 continued

and further,

"THAT the Park Board endorses a Kensington N.I.P. allocation of up to \$10,000 for fees to A.R.E.N.A. consultants, to be further commissioned to prepare working drawings and documents ready for public tender,

and further,

THAT the Park Board will advertise to contractors on a public tender basis for the redevelopment of the two playing fields on Kensington Park."

RECOMMENDATION

The Director of Planning recommends:

- A. THAT City Council approve in principle the construction of two membrane sand system playing fields on Kensington Park;
- B. THAT up to \$10,000 be appropriated from the Kensington Social/Recreational budget account 891/8704 and be allocated to the Vancouver Park Board to retain A.R.E.N.A. to complete Phase II of the playing field design. The costs will be shared as follows:

City of Vancouver	(25%)	\$ 2,500
Province of B.C.	(25%)	2,500
Federal	(50%)	<u>5,000</u>
		\$10,000

- C. THAT up to \$2,500 be appropriated from the Kensington Social/Recreational budget account 891/8704 and be allocated to the Vancouver Park Board to conduct the public tendering process for the Kensington Park playing fields. The costs will be shared as follows:

City of Vancouver	(25%)	\$ 625
Province of B. C.	(25%)	625
Federal	(50%)	<u>1,250</u>
		\$ 2,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364 & 365

A-7

MANAGER'S REPORT, MARCH 2, 1979 (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. New By-law to Provide Pensions for Members of Council

The Director of Legal Services and the Director of Personnel Services report as follows:

"The original by-law providing for pensions for members of Council was based upon the provisions in the Municipal Superannuation Act and the Members of the Legislative Assembly Superannuation Act. These acts have been substantially amended since the enactment of the by-law providing for pensions for members of Council.

The Superannuation Branch which administers the scheme has proposed changes in the by-law which will bring it into line with the acts upon which it was patterned. These proposals were reviewed by the City Manager who has recommended that a further amendment, that set forth as number 1 below, be included. For administrative convenience, the changes have been incorporated into a new draft by-law, a copy of which is attached.

The substantive amendments proposed are:

- (1) Reduce the period within which contributions must commence from 5 years to 3 years;
- (2) Remove references to the sex of the member where possible;
- (3) Provide for quarterly escalation of monthly payments based on changes in the Consumer Price Index on the same basis as applied for benefits under the Municipal Superannuation Act and the Members of the Legislative Assembly Superannuation Act and provide for corresponding changes in member contribution rates to coincide with changes in those rates under the Municipal Superannuation Act;
- (4) Reduce final averaging period from 7 years to 5 years;
- (5) Remove as eligible service time spent as a member of the House of Commons. This feature has been removed from the Members of the Legislative Assembly Superannuation Act.

It is recommended that By-law No. 4579 and amending By-law No. 4701 be rescinded and replaced with the attached By-law to provide for the payment of a superannuation allowance to members of Council."

The City Manager RECOMMENDS approval of the recommendations of the Director of Legal Services and the Director of Personnel Services.

MANAGER'S REPORT, MARCH 2, 1979 (FINANCE: A7-2)

CONSIDERATION:

2. Appointment of External Auditors 1979

The Director of Finance reports as follows:

"The matter of the appointment of external auditors for the City for the year 1979, pursuant to the provisions of the Vancouver City Charter, is submitted for Council consideration.

The City's present auditors, Thorne Riddell & Co., by letter dated February 5, 1979, applied for appointment as the City's auditors for the year 1979 and have submitted information in support of their application. The letter is attached to this report.

A quoted fee of \$67,000 represents an increase of 4.7% over the 1978 audit fee, and has been based upon their best estimates of the time and cost of the audit procedure intended to be carried out in 1979. The increase in fees would appear to be reasonable. We expect to be able to reduce the fee by \$4,000 by doing some of the statement preparation work normally done by the auditors.

If the City requests unforeseen work outside of the audit program, then there may be some increase in fees, but this would be approved in advance. Typically, also, the City does sometimes require the external auditors' services for reviewing various certificates required for Federal/Provincial programs.

The appointment of the auditors should be in the following form:

That the firm of _____ be appointed auditors for the City of Vancouver for the year 1979 at a fee of \$ _____ in accordance with the terms as to scope and responsibility as set out in Parts 1 to 4 inclusive of the report re Audit of City Records, dated January 22, 1962 submitted by the Board of Administration and adopted by Council on January 23, 1962."

The City Manager submits the report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION:

3. B.C. Council of Public Sector Employers - Funding for 1980

The Director of Personnel Services reports as follows:

"The B.C. Council of Public Sector Employers was established in 1977 to provide employers in British Columbia's public sector with collective bargaining co-ordination and compensation research. The Council has begun to fulfill a valuable and needed role in keeping public sector employers informed on public sector/private sector total compensation comparisons and has demonstrated the usefulness of its pay and benefit survey reports, collective bargaining information reports and special studies.

The funding of Council activities to the extent of approximately \$400,000 per annum was provided by the Provincial Government for 1978 and 1979. For 1980 and beyond, however, the Provincial Government expects that the Council will be financially supported by the public sector organizations to whom the Council's service is directed. The type and number of these organizations are as follows:

MANAGER'S REPORT, MARCH 2, 1979 (FINANCE: A7-3)

Clause #3 continued:

Crown Corporations, Universities & Technological Institutions	20
Public Sector Organizations Accredited under the Labour Code	4
Municipalities	28
Colleges	14
School Boards	28

The proposed funding formula is that each jurisdiction would contribute \$3.50 per employee per calendar year. No charge would be levied at this time for some very specialized classes for which the Council is not providing key compensation research assistance to the member organizations. In Vancouver, the only such class of any substantial size is our roughly 200 Community Health Nurses. There would be a minimum annual levy of \$500 for organizations with less than 150 employees and \$1,000 for those with more than 150 employees. 50% of the 1980 annual levy would be payable on September 3, 1979 and 50% on April 1, 1980. There would be provision to opt out of Council funding, but with a minimum notice of 6 months. The formula for funding would still be subject to affirmation at the Council's annual general meeting scheduled for April 6, 1979; the \$3.50 per employee per calendar year would be subject to amendment at that time, depending on the funding commitments of public sector organizations to that date.

The proposed charge to the City of Vancouver for 1980 would be \$20,391 (5,826 x \$3.50), based on employee totals as of December 31st, 1978.

Considering that the Council has been operative for little more than a year, I consider that it has been reasonably productive. It has provided surveys of individual salaried classes which had heretofore been unavailable and which are useful in our classification work. The dissemination of settlement data to the smaller municipalities in the Province makes it less likely that they will negotiate contracts which could be embarrassing to Vancouver.

From the standpoint of our own negotiations, the data provided by the Council are less satisfactory. I have discussed the matter with the Director of the Labour Relations Department of the G.V.R.D. He is happy with the Council's surveys of clerical classes. However, he is not yet satisfied with the surveys which have been done of the key hourly paid classes of Labourer and Tradesmen, especially in terms of sample size. Therefore, he is continuing to conduct his own survey of these classes as he has done for a number of years. Also, the Council has yet to provide data on Police and Firefighters, although they are planning to do so. As a result, the G.V.R.D. will be retaining their present research staff at least for 1979.

My evaluation of the Council's services is that they were not worth \$20,000 to the City in 1978 and will probably not be worth that amount in 1979 either. Their usefulness in 1980 remains to be seen. However, the Council has a very able Executive Director and its staff are technically competent. It has made considerable progress in its first year and has the potential to be an extremely valuable agency, for the purpose of both classification work and labour negotiations. Also, it is probable that its activities will result in offsetting savings to the City in terms of reduced G.V.R.D. research staff in the long run. If the larger jurisdictions do not support the Council at this stage in its development, it could well founder and this would be an unfortunate loss.

MANAGER'S REPORT, MARCH 2, 1979 (FINANCE: A7-4)

Clause #3 continued:

For these reasons, I recommend that City Council:

- A. Formally advise the B.C. Council of Public Sector Employers that it agrees to contribute to Council funding for calendar year 1980.
- B. Allocate \$20,391 for the support of Council activities during 1980, 50% of which would be payable on or before September 3, 1979 and the remaining 50% on or before April 1, 1980. The 1979 portion would be included in the 1979 operating budget.
- C. Reserve the right to withdraw its financial support for Council activities, but with a minimum of 6 months' notice and providing that the full levy detailed in (B) above will be paid for the full calendar year in which the expiry date of the 6 month notice falls.
- D. Require a progress report from the Director of Personnel Services in approximately one year's time before any decision is made regarding financial support for the Council in 1981."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 365 & 366

A-8

MANAGER'S REPORT, MARCH 2, 1979 (PERSONNEL: A8-1)

PERSONNEL MATTERSRECOMMENDATION:1. Change in Superannuation Provisions
- Fire Alarm Operators

The Director of Personnel Services reports as follows:

"On August 29, 1978, City Council approved the July 27, 1978 report of the Standing Committee on Finance and Administration in which it was recommended that the Fire Dispatch Centre be located at No. 1 Fire Hall and that the operational responsibility for the Fire Dispatchers be transferred from the Electrical Division of Engineering to the Fire Department.

A Letter of Understanding is about to be concluded between the City and the Vancouver Fire Fighters' Union concerning this transfer.

The effect of the change is to bring the Fire Alarm service into line with the Fire Suppression and Prevention Services. When their physical working location has changed the Operators will conform to the schedules, entitlements and working conditions that apply to the Firefighters by way of their Collective Agreement.

For Superannuation purposes, Firefighters are classed as Group II employees with a minimum retirement age of 55 and a maximum retirement age of 60. Fire Alarm Operators have to date been Group I employees (minimum 60, maximum 65). As the intention is to assimilate the Fire Alarm Operators into the Fire Department, it is recommended that this Group of employees be transferred from Group I to Group II for superannuation purposes. The cost impact of adding 10 employees to a group of approximately 800 will be insignificant.

In addition, there is a Special Agreement between the Superannuation Commissioner and the City which provides for increased contributions by and for the uniform Fire and Police members and a similar Special Agreement providing increased contributions by and for the Fire Alarm Operators. At present, Fire and Police contribute an additional 2% of their regular earnings and the City contributes 2½%; Fire Alarm Operators and the City presently each contribute an additional 1½%. It is recommended that the Operators be included in the Special Agreement between the City and the Superannuation Commissioner along with the Fire and Police effective January 1, 1979, and that the contributions of the City and the employees be increased to 2½%; and 2% of salary respectively. The additional cost to the City, of this increased Superannuation contribution, at 1978 rates, is estimated at \$2500 for 1979.

In summary, it is recommended, with effect from January 1, 1979, that:

- A) The Superannuation Commissioner be requested to transfer the Fire Alarm Operators from Group I to Group II; and
- B) The Director of Legal Services be requested to amend the Special Agreement between the City of Vancouver and the Commissioner of Municipal Superannuation that refers to Firemen and Policemen to include the Fire Alarm Operators and to terminate the Special Agreement with regard to the Operators."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 366

PROPERTY MATTERS

INFORMATION

1. Demolition - 467 West Tenth Avenue

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
467 West Tenth Avenue, Lot 15, Block 360A, D.L. 526, Plan 1277	Civic Purposes	Cloverdale Demolition and Salvage Ltd.
<u>CITY TO PAY</u>	<u>CODE NO.</u>	
\$1,800.00	9407/0162 "	

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Rental Review - City Lease of Portion of C.P.R. Right-of-Way 41st Avenue and West Boulevard

The Supervisor of Properties reports as follows:

"City Council on January 27, 1976, authorized the City Engineer to enter into a year-to-year lease with the C.P.R. for a portion of its right-of-way to create a landscape area in connection with the Kerrisdale Beautification Program.

The rental was established at \$120.00 per year paid annually.

By letter dated January 18, 1979, Marathon Realty, on behalf of Canadian Pacific Ltd., have advised that the rental review falls due March 1, 1979 and the revised rent is now \$250.00 per annum.

The leased area comprises four (4) separate sites located on both sides of 41st Avenue between East and West Boulevard amounting to an aggregate area of approximately 11,000 square feet (1,022 m²).

The proposed new rental is considered to be both reasonable and nominal.

It is therefore recommended that the Supervisor of Properties be authorized to enter into a new year-to-year lease with Canadian Pacific Ltd. effective March 1, 1979 at a revised rental of \$250.00 per annum."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

MANAGER'S REPORT, MARCH 2, 1979 (PROPERTIES: A9 - 2)

3. Rental Adjustment - Between 5th and 6th Avenues,
East of Fir Street

The Supervisor of Properties reports as follows:

"Lots B and F of 2 - 8, 17 - 20, and 22 - 23, Block 270, D.L. 526, situated between 5th and 6th Avenues, East of Fir Street, are leased to Mor-Tex Sales Ltd. until October 31, 1979, for storage and parking. The site is partially under the Fir Street ramp of the Granville Bridge.

The rent was reviewed in November 1974 and set at \$165.00 per month plus taxes as if levied, until October 31, 1979.

Total monthly rent for these years is as follows:

	<u>Flat Rate</u>	<u>Taxes</u>	<u>Total</u>
1975	\$165.00 p.m.	\$1,384.61	\$280.38
1976	\$165.00 p.m.	\$1,567.68	\$295.64
1977	\$165.00 p.m.	\$1,662.42	\$303.54
1978	\$165.00 p.m.	\$3,763.74	\$478.65

The lessee complained that the rent had become too high in consideration of the use. He stated that the revenue from parking, at rates prevailing in the area was not sufficient to support a rent of \$478.65 per month and has refused to pay the above rental set in 1977.

The Supervisor of Properties after investigation agrees that the tax load now creates an uneconomic rental demand. After extensive negotiations, taking into consideration the limited use of the site, the tenant has agreed to a modified rental increase to \$363.98 per month inclusive of taxes, effective January 1, 1978. This will require a reduction in the proposed monthly rental from \$478.65 to \$363.98 (a reduction of \$114.67 per month).

In this connection, the Supervisor of Properties recommends that effective January 1, 1978 the rent be reduced to \$50.33 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease Renewal - N/E Corner of
Robson and Cambie Streets

The Supervisor of Properties reports as follows:

"Lots 19 & 20, Block 58, D.L. 541 situated N/E Corner of Robson and Cambie Streets were acquired in 1956 and reserved for future highway widening requirements. It is presently leased to Honda Northwest Motor Corporation Ltd. to June 30, 1979.

The tenant wishes to renew his lease for a ten (10) year period. The Deputy City Engineer in a memo dated December 21, 1978 has no objection to a ten (10) year lease renewal with no cancellation for the first five (5) years and a one (1) year notice of cancellation thereafter. The new agreement to contain similar terms and conditions as the existing agreement and to be satisfactory to the Director of Legal Services.

Negotiations with the tenant indicate that he is agreeable to a rental increase from \$400 per month plus an amount in lieu of taxes to a rental of \$525 per month plus an amount in lieu of taxes, to become effective July 1, 1979. It should be noted that in 1976 the leased area was reduced by 47.4 m² for future road widening purposes.

MANAGER'S REPORT, MARCH 2, 1979 (PROPERTIES: A9 - 3)

Clause No. 4 cont'd:

It is therefore recommended that the lease be renewed effective July 1, 1979 for a ten (10) year period with no cancellation for the first five (5) years, and a one (1) year notice of cancellation thereafter, at a monthly rental of \$525 plus an amount in lieu of taxes, and a 2½ year rental review clause.

The new agreement to contain similar terms and conditions as the existing agreement with the exception of the revised rental, and to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Ground Lease Terms - The Wellington Society

The Development Consultant reports as follows:

"On November 28, 1978 City Council approved the ground lease terms for the Wellington Society, sponsor of a Non-Profit Rental Building on Lot 50, False Creek, Area 6, Phase 2.

Section 2 of the terms and conditions headed RENT states, "Rent shall be \$649,440 to be paid on the date of substantial completion or December 1, 1979, whichever is sooner".

A delay of four months has occurred in the start of construction of this project due to changes in the construction contract required to respond to building code, CMHC and City staff requirements and to secure a development permit, all within the tight budget. The contractor, Norwood Construction could not start construction until all the above required changes were identified.

The Development Permit has been issued and construction started February 5, 1979, however, due to the delays already incurred, the sponsor anticipates the contractor will be unable to make up all the lost time and a delay will occur in the completion of the project. The new completion date is expected to be Feb/March/80.

Recognizing this delay, if the prepaid ground rent is required to be paid by December 1, 1979, the carrying costs will place an additional financial burden on the already strained financial capabilities of the Society which will require their future residents to pay the corresponding increase in rent.

We request, therefore, that City Council approve a deferral of the start of rent to March 1, 1980 or substantial completion whichever is sooner.

The Development Consultant recommends that:

Section 2 of the terms and conditions of the Wellington Society lease be amended to read:

"Rent shall be \$649,440 to be paid on the date of substantial completion or March 1, 1980 whichever is sooner."

(The lost revenue to the City caused by this delay, at today's interest rates, is approximately \$16,000) "

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

MANAGER'S REPORT, MARCH 2, 1979 (PROPERTIES: A9 - 4)

6. Sale of Property - S/S 300 Block East King Edward Avenue

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following described properties on February 5 and 7, 1979, and were opened in public at 9.30 a.m. Monday, February 26, 1979

Recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved under the terms and conditions set down by Council

Lots E and D, D.L. 631, Plan 17545
S/S 300 Block East King Edward Avenue

<u>Name</u>	<u>Approx. size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
Cathay	Lot D:)	\$72,841	City terms	P.U.Easement
Pacific	34' x 104' ±)		@ 13%	over W.8' of
Rlty. Ltd.	Lot E:)			Lot E
	38.9x 104' ±)			"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 366

B

MANAGER'S REPORTDATE February 13, 1979

TC: Vancouver City Council

SUBJECT: Riley Park N.I.P. Appropriation of Funds - Community Vans Transport

CLASSIFICATION:

RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$20,000.00 to purchase and equip two Community Vans to provide transport for local groups to neighbourhood and City public facilities. The Province and C.M.H.C. also agreed in principle on the project provided that satisfactory arrangements for replacement and operations (management, administration and maintenance) could be developed. For the past year, the Riley Park Citizens' N.I.P. Planning Committee, other interested Riley Parkers and the Planning Department have worked to meet these conditions so that implementation can proceed.

The objectives for this project, as drawn up by the Citizens' Planning Committee and Planning Department are:

- a) to put into place an ownership and operations scheme that is straightforward and provides security for the capital investment yet maximizes the availability of the vehicles to Riley Park groups; and
- b) to make the transport service financially self-supporting without need for direct operations funding subsidy by government.

The purposes of this report are to demonstrate that these objectives have been met; to describe the overall concept for implementation of the Community Vans service; and, to recommend the Appropriation of N.I.P. funds to purchase and equip the vehicles.

NEED FOR THE PROPOSED COMMUNITY VANS:

A significant concern identified during the planning process leading to the N.I.P. Concept Plan is the lack of access to and low use of public facilities in Vancouver by Riley Parkers - especially for those with low mobility including seniors, handicapped, those on low income and young people. Local service groups indicate problems in holding events and outings because arranging the necessary transportation is prohibitively expensive or difficult. Schools staff indicate that they must limit educational fieldtrips and outings to public recreation/cultural facilities for local school children for the same reason. Spokesmen for local recreation and community service outlets indicate that the use of their facilities could expand if user groups had better access to them. Increased mobility has been identified as a strong need to resolve these access problems.

The Citizens' Planning Committee does not feel it possible through N.I.P. to increase mobility on an individual resident basis, but it does feel that transport provisions for local groups is feasible through the purchase and operation of Community Vans. Through surveys of private market costs and local use potentials it has been determined that the Community Vans service could be provided to users at rates significantly lower than the private sector since:

- a) operation would be by local people on a non-profit basis;
- b) local people can cooperate to provide components of the service (maintenance, drivers) at lower costs; and
- c) users would not be charged for the original capital outlay for the vehicles.

PROJECT DESCRIPTION:

- A. Vehicle Specifications: Proposed for purchase are two vehicles, each seating up to 20 people. These vehicles will be of heavy duty construction so as to meet the newly applicable and stringent requirements of the B.C. Department of Motor Vehicles for vehicles carrying school-age children (ie. "school bus standards"). Each vehicle will be integrally fitted with mechanical lifts, removable seats and wheelchair clips to accommodate use by the handicapped. The vehicles, manufactured under the name "Wayne Busette", will be outfitted for public use the year round as outlined in attached Appendix A.
- B. Ownership-Operations, Administration and Replacement: To simplify ongoing operations arrangements, ownership for the vehicles is proposed to be vested in two local organizations that are capable of handling the requisite responsibilities.

One Van will be owned by the Little Mountain Neighbourhood House Society and the other Van will be owned by the Riley Park Community Association. Priority users will be local community service and recreation groups related to or working with each owning organization and school groups from Riley Park area schools (Sir Charles Tupper Secondary School; David Livingstone Elementary School; General Brock Elementary School and Annex; General Wolfe Elementary School; Riley and Bridge Alternate Schools). Both proposed owners have expressed a commitment to accommodate all local groups wishing access to the community transportation service. Although the priority users noted above include every major community service group in the neighbourhood, other Riley Park organizations could also be users on a more occasional basis.

As noted in their letters, attached Appendix B and Appendix C, the Riley Park Community Association and Little Mountain Neighbourhood House Society (both non-profit organizations) have agreed to accept all responsibilities and costs of ownership of one vehicle each - including maintenance/upkeep, insurance, operations, management and administration - for at least eight years. Each proposed owner will also guarantee the replacement of their vehicle as required for at least eight years.

In practice, funds to cover all costs will be derived from user fees charged to all users. The owners' usage will be paid through the regular transportation allocations in their budgets. Other funds will derive from fundraising projects or other funding sources of user groups. A standard user fee structure for both vehicles will be agreed upon between the owners. Replacement of each vehicle will be ensured through the establishment by each owner of a growing replacement fund to which a portion of all user fees will be applied. The Little Mountain Neighbourhood House Society has also established a Subsidy Fund to pay for van use by local groups without adequate funding.

The Little Mountain Community Resources Society has already donated some \$700.00 to this fund and additional grant requests are now being considered by other local Church and service groups.

To maximize the use of the two vehicles and their availability to Riley Parkers in an equitable way, both proposed owners have agreed to cooperate in convening a Sharing Committee to which major user groups will be invited to participate and give their advice. This Committee will meet on a regular basis to reconcile scheduling, to develop policy directions and to evolve cost-saving measures.

For both vehicles, the following general arrangements have also been agreed upon:

1. Each user group will be required to provide its own drivers with the proper credentials (Class IV license). The Little Mountain Neighbourhood House Society and Riley Park Community Association have indicated that they will establish workshops in order to build a core of qualified volunteer drivers. Numerous staff members from the Schools, Community Centre and Neighbourhood House have also indicated that they will achieve Class IV licenses.
2. Where possible, maintenance and upkeep will be undertaken at cost by the Tupper School Automotive Shop.

3. Each owner will be responsible for storage in a safe and secure place.
4. If for any reason the community transportation service is to be abandoned, ownership of the vehicles will be returned to the City so that they can be sold and the resulting funds reinvested in the Riley Park Community.

CAPITAL FUNDING:

Because of the stringent standards for the vehicles, the costs are estimated to be significantly higher than those estimated in 1977, before the higher standards applied. As outlined in Appendix A, the total capital cost for each vehicle will be up to \$23,200.00. The total cost for the project is therefore estimated to be \$46,400.00.

Because the Vans are to be owned by non-government organizations, an alternative cost sharing formula is applicable with contributions of the total costs as follows: Provincial - 14.29%; Federal - 28.57%; and City - 57.14%. Costs up to the \$20,000.00 originally allocated should be derived from the Riley Park Social and Recreational Facilities Account. Costs above \$20,000.00 should be derived from the Riley Park Contingency Account except that the City contribution above the normal 25% should be derived from the Unappropriated City N.I.P. Funds Account (which has been set aside to cover additional City contributions when alternative cost sharing is required).

CONCLUDING REMARKS:

The Riley Park Citizens' N.I.P. Planning Committee fully supports the proposed N.I.P. project as meeting an urgent local need and being financially sound by being self-supportive and sharing costs among all users.

The Province of British Columbia and Central Mortgage and Housing Corporation have been advised and concur with the proposed N.I.P. expenditures for this project provided that a City Council decision on Appropriation of N.I.P. funds is made by March 6, 1979, (as per their letter, Appendix D, attached).

RECOMMENDATIONS:

The Director of Planning Recommends:

- A. THAT Council approve a capital grant of up to \$46,400.00 to be Appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 (\$20,000.00), the Riley Park N.I.P. Contingency Budget Account #898/9416 (\$11,487.04) and the Unappropriated City N.I.P. Funds Account #532/7901 (\$14,912.96) for the purchase and equipping of two Community Vans with costs to be shared as follows:

C.M.H.C.	(28.57% of Total)	\$13,256.48
Province of B.C.	(14.29% of Total)	\$ 6,630.56
City of Vancouver	(57.14% of Total)	\$26,512.96.

- B. THAT the City purchase and equip two Community Vans as described in Appendix A and transfer ownership of one Van to the Little Mountain Neighbourhood House Society and one Van to the Riley Park Community Association subject to the completion of agreements as outlined in Appendix B and Appendix C of the City Manager's Report dated February 13, 1979."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 367

MANAGER'S REPORT

C

DATE February 28th, 1979

TO: Vancouver City Council

SUBJECT: Management Procedure and Organization Structure-
Development of the CPR-Pier BC Complex including
the Trade Convention Centre

CLASSIFICATION: RECOMMENDATION

The City Manager, in consultation with the Directors of Planning and Finance, the City Engineer and the False Creek Development Consultant, reports as follows:

1. Purpose

To describe and recommend a procedure which will achieve the creation of a Trade and Convention Centre on Pier BC within a capital budget of \$25,000,000.

2. Background

It is understood that the City and the Province are now in agreement with respect to their capital grants and the issues of ownership, property taxes and financing of anticipated deficits in the early years of the Trade and Convention Centre.

It is also understood that the Provincial Government are preparing a brief to be presented by the City and the Province to the Federal Government which will request a Federal Government capital grant of \$10,000,000 to go with the Province's \$10,000,000 and the City's \$5,000,000 and to request that the ground lease for the Trade and Convention Centre on Pier BC be at a nominal rate.

Since timing is crucial to achieving budget targets in this development, it will be necessary to start on the design and construction of the Trade and Convention Centre as quickly as possible.

3. Trade and Convention Centre as part of the CPR/Pier BC Complex

The officials believe that the Trade and Convention Centre can only be designed and built within the \$25,000,000 budget if it is properly co-ordinated and integrated with other developments in the area. These include the two other developments on Pier BC (the NHB Cruise Ship facilities and the Trade Tower) and with the developments on the deck over the CPR tracks (hotel, office space, commercial space, public space, parking).

The reason for this is that the off-site costs, estimated at up to \$10,000,000, must be shared with these other developments if the Trade and Convention Centre budget of \$25,000,000 is to be achieved.

Furthermore, decks of some sort are required over the CPR tracks in order to provide adequate pedestrian and vehicular access between the Trade and Convention Centre and the downtown core. In order to achieve the public and private objectives, this decking should be of sufficient size to provide for the development of commercial buildings which, in turn, must be of sufficient size to generate a revenue stream to justify the costs. It is assumed that the number and location of rail tracks in this area will remain. If the C.P.R. Ferry, for instance, were to be relocated, and the rail tracks reduced etc. there could be savings to the off-site costs associated with the Trade and Convention Centre.

Additionally, a hotel closely adjacent to the Trade and Convention Centre is considered important and possibly essential to the success of the Trade and Convention Centre. Clearly a Convention Centre and a hotel each contain facilities which would assist in the operation of the other. One logical site for the hotel is on the deck over the CPR tracks. There are other combinations of locations for the various uses and densities which, if considered in a co-ordinated development program over the whole area, could do much more to achieve known public objectives than a number of individual building developments.

The above makes it imperative that the larger complex go ahead on the same timetable as the Trade and Convention Centre.

In addition to meeting more physical and social planning goals, co-ordinated developments would be able to share in off-site costs.

The only way private developers will willingly consider such additional costs is through an adequate development density to cover the additional costs. In this case, this means larger buildings on the deck and a substantial amount of parking under the deck. Parking considered as an overall need to serve all developments in the area is more likely to be most efficient, economically provided, and multi-useable than separate garages.

Within Pier BC there will need to be trade-offs between the three components in order for the Trade and Convention Centre to come in on budget. For example, the off-site costs allocated to Pier BC need to be allocated to the three components. Also, there are public spaces, lobbies, washrooms, reception areas, etc., which can be common to the three components with a saving in capital cost to the Trade and Convention Centre. The cost of a parking structure on Pier BC also needs to be shared (assuming that is where it will be located). Thus, even on Pier BC, the Trade and Convention Centre cannot be considered in isolation.

Stated another way, if the Trade and Convention Centre were to be built in isolation, the cost, including off-site costs, cost of terminating the CPR-NHB agreement, allocated costs and connections to the downtown core over the CPR tracks, could increase the cost of the Trade and Convention Centre above the \$25,000,000 to as much as \$40,000,000.

Thus, your officials believe that the development of the larger complex of CPR/Marathon and Pier BC of which the Trade and Convention Centre will be a component should be seen as a co-ordinated and co-operative venture. Important linkages and relationships will also occur with redevelopments on the north side of Hastings Street. Thus there are three levels of development to be dealt with in this overall development program:

- a) The larger complex - that is CPR/Marathon and Pier BC
- b) Redevelopment of Pier BC - that is the Trade and Convention Centre, the Cruise Ship facilities and the Trade Tower
- c) The Trade and Convention Centre itself.

There are also two important stages of development to consider:

- a) The pre-rezoning stage, when the specific objectives are determined through public hearings and an Area Development Plan.
- b) The post-zoning stage, when applications for Development Permits can be processed and the schemes implemented.

4. Policy Issues

If the above reasoning is accepted, there are some important policy issues which need to be dealt with as follows:

- a) Federal Government participation in the capital cost.
- b) Federal Government agreement that the ground lease for the Trade and Convention Centre will be nominal.
- c) City agreement regarding planning criteria for density, bulk, height and distribution of the developments on the deck over the CPR tracks.
- d) City agreement regarding planning criteria for density, bulk, height and distribution of the buildings on Pier BC.
- e) Participation by the CPR/Marathon Group, and agreement on cost-sharing of off-site costs.
- f) Termination of NHB/CP lease on Pier BC.
- g) Willingness of all participating parties to agree on a practical timetable and procedure for an integrated development.
- h) Adequate management and control of the process by Council.

Of these, perhaps the key policy question is the allowable density on the deck over the CPR tracks.

5. Budget for the Trade and Convention Centre

The report by the Task Force Steering Committee to Council on the 26th September, 1978, stated that the budget of \$25,000,000 was achievable provided off-site and common area costs were allocated satisfactorily.

One area that has not been researched but was highlighted in the report was the question of foundation costs. We were given an estimate in August of approximately \$60,000 to determine foundation conditions which expenditure we felt was not warranted at that time. This work will need to be done early in the ongoing program for the results will be of considerable importance to the location, structure and form of the facilities to be built on the pier. The budget must also include cost of furnishings which can be substantial for a building of this size and complexity.

The cost estimates were based on 1978 level of costs assuming an early start on construction.

The budget is tight particularly when compared with similar structures built in other cities. For this reason the design must be carefully controlled. For this significant site the design must be both inspired and practical and the design and build procedures must be sensitively managed to ensure maximum co-operation between the design and the construction authorities and to ensure effective cost control.

6. Proposed Management Procedures

The following Management Procedures are proposed to accomplish the following objectives:

- To manage and co-ordinate an estimated \$130,000,000 development involving the three levels of government, one crown corporation and private developers and investors.
- To develop confidence among the participants and investors.
- To provide an information system so that Council can deal effectively with the policy questions and the direction of the project.
- To design and build the Trade and Convention Centre component within the budget of \$25,000,000 on a fast track timetable.

The steps in the Management Procedure are visualized approximately in the order stated as follows:

Stage 1 - Concurrent Steps - Preparation for Policy Direction by Council

The proposed project schedule is very tight, and in order to achieve it, A through C in Stage 1 must proceed concurrently.

- A. Make front end budget decisions to allow preparatory work to proceed.
- B. City Manager to report separately on the appointment of an overall Director, responsible to City Council for management and coordination of the larger complex, to undertake successive steps in the process, with cancellation clause in the event the project has to be aborted.
- C-1. Instruct the Director of Planning to undertake urgently a major planning study of the area north of Hastings Street to identify planning and other issues of concern to recommend to Council an Area Development Plan for consideration at a Public Hearing.
- C-2. Establish in consultation between the Director of Planning and the Project Director preliminary density bulk and height requirements (or limitations) for the buildings on the deck over the tracks, to offset the CPR/Marathon portion of the shared costs, and for the buildings on Pier BC including particularly the Trade Tower, to accommodate the required developments and to offset the allocated costs.
- D. Conclude negotiations with the Federal Government regarding a capital contribution of \$10,000,000 and arrangements with the National Harbours Board so that the ground lease for the Trade and Convention Centre will be nominal.

*Note - Stages 1 through 9 are illustrated on the attached Chart B.

- E. Conclude written agreement with the Province.
- F. Commence immediately the following research program:
 - F-1. Reach preliminary agreements on shared costs
 - Off-site services (Engineering already have considerable data on this)
 - Termination of CPR-NHB agreement regarding Pier BC
 - Foundation costs Pier BC (NHB have a quotation from competent authorities which can be quickly updated)
 - Parking for Pier BC and for the developments over the tracks (We have some information on this)
 - Public and shared space on Pier BC such as open spaces, lobbies, washrooms, reception areas, etc. (We have some information on this)
 - F-2. Make tentative allocation of shared costs to each of the components in the complex that is to the CPR-Marathon group, to the National Harbours Board, to the Trade and Convention Centre and to the Trade Tower.
- G. The Project Director, in consultation with the Civic officials, to initiate preliminary discussions with the CPR-Marathon Group at a senior level to obtain agreement in principle with respect to the proposed integrated development on the deck over the tracks and on Pier BC including preliminary concepts for development density, and on the shared costs, and the termination of the NHB-CP agreement on Pier BC.

Stage 2 - Decision by Council

Assuming satisfactory conclusion of negotiations with the Federal Government, the next step would be to obtain policy direction from Council based on the results of the above-described Stage 1.

At this stage, Council would receive a report on the work to date through the City Manager from the Director of the project and City Department Heads, and would establish policies regarding uses, densities, massing and heights of buildings necessary to achieve the stated objectives of shared costs and termination of the NHB-CP agreement and to achieve the objective of an integrated development including a Trade and Convention Centre component.

At this stage, Council would have the opportunity to decide whether or not to continue and if so, on what conditions.

Stage 3 - Concurrent Steps - Preparation for Public Hearing

At the same time, staff would be preparing for a public hearing and rezoning. The steps would be as follows:

- A. Prepare material for public hearing.
 - Determine the general program, budget and timetable for the three components on Pier BC and for the various components on the deck over the tracks.
 - Develop design guidelines, qualitative zoning regulations, permitted uses, densities, limits on bulk and heights of buildings in consultation with the various participants including the CPR Marathon group and representative private developers.
- B. Negotiate preliminary agreements with the participants.
 - Establish preliminary agreement with CPR/Marathon/CPI/CP Hotel regarding participation in the project including uses, densities, bulks, locations and heights of buildings, shared costs, timetable, key personnel, etc.
 - Establish preliminary agreement with NHB regarding ground lease and shared costs.

- Initiate preliminary discussions with developers who could be interested in the Trade Tower and in a design and build process for the three components on Pier BC and discuss ground lease, shared costs, uses, densities, bulk, heights, etc., for the Trade Tower.

Stage 4 - Decision by Council - Public Hearing

At this stage, there would be another major meeting with City Council to determine policy direction with respect to zoning prior to the Public Hearing. At this stage, the zoning for the area would be put in place and participating developers would be able to proceed with certainty about the public objectives.

Again, at this stage, Council would have the opportunity to decide whether or not to continue and if so, on what conditions.

At this point, the operating manager for the Trade and Convention Centre could be identified as well as the project managers for each of the components (CPR Marathon, Trade and Convention Centre, National Harbours Board Cruise Ship facility, and possibly developers interested in the Trade Tower).

Stage 5 - Prepare Programs, Budgets and Timetables

The next step would be the commencement of the design and build process. This would involve the following:

- A. Determine program, budget and timetable for each of the components on Pier BC and on the deck over the tracks in sufficient detail so that interlocking and common features can be determined.
- B. Set up a procedure for co-ordination of design.
- C. Determine detailed program budget and timetable for the Trade and Convention Centre.
- D. Arrange for others to determine detailed program, budget and timetable for the NHB Cruise Ship facilities, the Trade Tower and the developments on the deck over the tracks.

Stage 6 - Decision by Council

At this stage there would be another major meeting with City Council to review the capital budget for the Trade and Convention Centre.

Again, at this stage, Council would have the opportunity to decide whether or not to continue and if so, on what conditions.

Stage 7 - Commence Design and Build Procedure

- A. Terminate NHB-CPR agreement regarding Pier BC.

Note: It should be noted that Stages 5 and 7 could be done earlier, even concurrently with Steps 2 or 3, if time were sufficiently important and if the City were prepared to pay for this work at this early stage, knowing that it might be abortive.

- B. At this stage demolition of the existing facilities on Pier BC could be completed.
- C. For reasons outlined earlier in this report, the components on Pier BC should be designed and built as one entity.
- D. Furthermore, the design and build procedure for Pier BC should proceed at the same time as the design and build procedure for the deck over the tracks and selected developments on top of the deck such as the hotel so that all the components necessary to the successful operation of the Trade and Convention Centre can be completed as close to the same time as possible.
- E. The established procedures for Development Permit and Building Permit would be followed.
- F. The preferred procedure for proceeding with building the components on Pier BC may be to have a design and build competition for the three

components together, that is the Trade and Convention Centre, the NHB Cruise Ship facilities and the Trade Tower with the developer undertaking responsibility for financing and operating the Trade Tower. This design and build competition would probably be among a few pre-selected teams of architects and developers who would each be paid a nominal amount for their effort.

- G. The construction of the Trade and Convention Centre, the NHB Cruise Ship facilities, and the Trade Tower would be managed by separate Project Managers, the first directed by the Director, and the others responsible to their owners and co-ordinated by the Director.
- H. The design and build for the components on the deck over the tracks would presumably be handled by the CPR Marathon group.

Stage 8 - Decision by Council

At this stage, the selection would be made between the competition designs for the Trade and Convention Centre.

Stage 9 - Construction

- A. Designs can then be refined and applications made for Development and Building Permits.
- B. Co-ordination of all components would be required by the Project Director to bring all those components along smoothly and on time-table.

7. Organization Structure

As mentioned earlier in this report, the organization structure should be devised to manage and co-ordinate an estimated \$130,000,000 development on the deck over the tracks and on Pier BC involving the three levels of Government, one crown corporation and private developers and investors, and specifically to design and build the Trade and Convention Centre within the budget of \$25,000,000 and on a fast track timetable.

Although the management team may consist of no more than 3 or 4 staff in addition to the project manager, considerable City staff time will be needed at several parts in the process plus the use of consultants for specific assignments.

Although this report does not deal with staffing, it should be noted that the required personnel can be engaged on contracts with appropriate termination clauses to be exercised in the event that the project has to be aborted.

The organization structure for the actual development could be somewhat as follows:

- a. A director plus small staff of two or three responsible to Council.
 - The director would be responsible for co-ordinating all aspects of the larger CPR/Marathon Pier BC complex, for directing the design and build competition process for Pier BC, for directing the detail design and construction of the Trade and Convention Centre, for liaison with the City officials and City Council, Provincial Government, Federal Government, National Harbours Board, and for design co-ordination.
- b. Advisory Committee.
 - It is proposed that an advisory committee to advise the director be appointed with representation from the Provincial Government, Federal Government, National Harbours Board, City management, the business community and the Trade and Convention Centre operating manager when appointed.

The advisory committee would provide inputs to the director and would provide liaison with the agencies whom they represent.

c. Project Manager - Trade and Convention Centre

- The project manager would be responsible to the director for the Trade and Convention Centre component and for liaison with the other components on Pier BC during the construction phase.

d. City staff.

- It is proposed that City staff particularly in Planning, Engineering and Finance perform certain tasks as may be approved from time to time by the City administration. Such staff would be directed by their regular division or department heads but would provide their inputs to the director. Considerable staff and/or consultant time will be required, the cost and other implications of which will be considered in a separate report on staffing and cost.

e. Consultants.

- Consultants would be hired for specific tasks as approved from time to time by the City administration and would be responsible to the director.

f. Project Managers of other components.

- Each of the other participants, for example, Marathon for the developments on the deck over the tracks, the National Harbours Board for the Cruise Ship facilities and the developer for the Trade Tower would be requested to appoint and pay for their own project managers who would then be directly responsible to that participant.
- In order to provide overall co-ordination, the activities of the project managers would be co-ordinated by the director.

Thus we would have a small nucleus staff of three or four people relying for much of the work on consultants and City staff as necessary.

The director would report to City Council with the usual interaction with the City Manager and the City department heads.

Thus the City Council and the City administrative system would be in control of policy.

The above organization structure can be illustrated on the attached chart. (Chart A)

8. Timetable

Having in mind the policy decisions necessary in both the public and private sectors, the probable need for a public hearing for zoning, and the time required for obtaining Development Permits, it would appear that construction could start in the spring or early summer, 1980, if approvals now and at each stage in the process are received reasonably promptly.

A rough illustrative timetable is attached for information. (Chart B)

9. Recommendation

- A. THAT Council approve the steps outlined in this report as guidance for proceeding towards the development of a Trade and Convention Centre on Pier BC and associated developments.
- B. THAT the City Manager report further on the budget necessary to allow those development procedures to commence.

FOR COUNCIL ACTION SEE PAGE(S) 367

D

MANAGER'S REPORT

March 2, 1979

TO: Vancouver City Council

SUBJECT: Joint Negotiations with CUPE

CLASSIFICATION: **RECOMMENDATION**

The City Manager reports as follows:

On January 9, 1979, Council was informed, in camera, of complications in our joint negotiations with CUPE.

The negotiations had stalled because CUPE did not wish to sign the Protocol Agreement unless certain unspecified employer demands were withdrawn.

The GVRD Labour Relations Committee asked for a Mediation Officer and Ken Albertini was appointed. With his assistance, there have been further meetings and some modifications of the positions of both parties.

However, CUPE still insists that they will not sign the Protocol Agreement until all member Councils etc. have approved and ratified it.

Consequently on February 28 the GVRD Labour Relations Committee unanimously adopted the following resolution:

"THAT the draft 1979 CUPE Protocol Agreement be approved, circulated to the appropriate member councils, boards and commission, and recommended for consideration and approval at their next regular meetings."

The Protocol Agreement is attached (Appendix 1), together with the lists of respective demands as they affect Vancouver. It should be noted that the agreement is merely a format for the negotiations and the respective lists are the opening positions of both sides, which can be expected to be modified extensively in the course of the negotiations. The final negotiated agreement will be submitted to Council for approval, and at that time, it is appropriate to discuss the merits and the costs of the various items.

The City Manager **RECOMMENDS** that Council approve the attached draft 1979 CUPE Protocol Agreement as the basis for negotiations with the Union.

NOTE: Council will also have before it a letter of 26 February 1979 from Mr. Kramer of CUPE and a delegation request from CUPE's Local 1004.

This letter is attached (Appendix 2), together with detailed communications from Mr. Graham Leslie in the form of: a rebuttal to the letter (Appendix 3), a chronology of the negotiations (Appendix 4), and a Commentary on the Draft Protocol Agreement (Appendix 5).

It is hoped that if Council is willing to approve the Protocol Agreement on March 6, Council need not get involved in the series of charges and counter-charges revealed in that correspondence.

FOR COUNCIL ACTION SEE PAGE(S) 362

E

MANAGER'S REPORT

February 28, 1979

TO: Vancouver City Council

SUBJECT: Urban Demonstration Projects

CLASSIFICATION: RECOMMENDATION

The Deputy Director of Finance reports as follows:

"On May 19th, 1977 the Minister of State for Urban Affairs Canada announced a financial contribution to the City of up to \$4,500,000. for five urban demonstration projects.

Subsequently, five legal agreements were entered into by the City on November 1, 1977. The agreements, although not too lengthy, are somewhat involved and require certain specific items such as timing of expenditures, provision of evaluation reports and certain other administrative work that is time consuming, and in some cases would require consultation with the Ministry of State for Urban Affairs.

With the announced change in Federal ministerial responsibility, contact was made with the ministry who proposed that possibly the best solution would be to change the outstanding projects from a contribution by legal agreement to an outright grant to the City for each project. The major consideration being that the Federal Government's contribution be appropriately recognized. The Ministry also required that the grant be made on a "present value" basis which was considered legitimate and a discount rate of 11½% effective April 1, 1979 was agreed upon.

Following is the current position of the five projects including funds received to date and the proposed grant as discounted.

	Total Contribution(1)	Received to Date	Present Value Period(1)	Amount
1. Fisherman's Market	\$ 400,000	\$ 400,000	-	-
2. Kitsilano Swimming Pool	750,000	750,000	-	-
3. Kensington Park	500,000	-	-	\$ 500,000
	350,000	-	6 months	331,360
	<u>850,000</u>			<u>831,360</u>
4. East False Creek	680,000	-	-	680,000
	820,000	-	28 months	638,595
	<u>1,500,000</u>			<u>\$1,318,595</u>
5. John Hendry Park	250,000	-	-	250,000
	550,000	-	7 months	516,130
	200,000	-	12 months	179,775
	<u>1,000,000</u>			<u>945,905</u>
TOTAL	<u>\$4,500,000</u>	<u>\$1,150,000</u>		<u>\$3,095,860</u>

NOTE: (1) Under the total contribution column, the amount is broken down into the expected expenditure pattern and its approximate relation to the individual agreements, this is also referred to in the column under present value - period.

- 2 -

RECOMMENDATION

The Deputy Director of Finance is of the opinion that the acceptance of a grant amount of \$3,095,860 as the present value of the \$3,350,000 contribution is realistic and due to the change in ministerial responsibilities recommends that City Council accept the above proposal as follows:

- A. THAT City Council accept the amount of \$3,095,860 as a grant towards each project as detailed in the report and proposed by the Minister of State for Urban Affairs.
- B. THAT the amount received be set aside in a special reserve and that the discounted amounts receive interest until the amount reaches the original contribution. The funds to be then transferred to the project subject to the project having been approved by Council.
- C. THAT the Federal Government receive the necessary recognition for their grant towards the various projects."

The City Manager RECOMMENDS approval of the recommendations of the Deputy Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 368

MANAGER'S REPORTDATE February 21, 1979

TO: Vancouver City Council

SUBJECT: RENOVATIONS, CONNAUGHT PARK FIELDHOUSE

CLASSIFICATION: RECOMMENDATION

The Superintendent of Parks and Recreation reports as follows:

"An application has been received from the Meraloma Club to renovate the Connaught Park Fieldhouse which the Board presently leases to the Club. The Club was incorporated under the Societies Act in 1966 and in 1975 signed a three year lease with the Vancouver Park Board for use and care of the Connaught Park Fieldhouse. This lease was renewed in 1978 for a further five year period. The cost of this project is approximately \$80,000 and it will be funded by the Meraloma Club and public donations. The Board has approved this application on February 19, 1979, and now requests authority from City Council to proceed with the project.

Description of the Project

The renovation work to be done is as follows:

- (1) To re-build the public washrooms to a standard suitable for public use. The present deteriorated condition of the public washrooms has severely limited their use by the public.
- (2) To renovate /rehabilitate changing facilities at the west end of the fieldhouse to create more appropriate facilities for both men and women as these facilities are intended for the use of the Meraloma Club's athletic teams.
- (3) To do general repair work to the building exterior as required which would include re-roofing, new eavestrough and downspouts, siding repairs, glass replacements, etc.

Plans have been reviewed by Park Board staff who feel that renovations will result in an improved, functional facility for Club members and an improved exterior which would be more visibly aesthetic on Connaught Park.

Financing

The Board of Parks and Recreation have indicated that the Meraloma Club propose to campaign for donations from the public. The project will not commence until a satisfactory level of funding from donations has been accumulated (minimum balance \$25,000). The balance of the funding to be by way of a bank line of credit drawn in favour of the Meraloma Club. No City funding is required.

Director of Finance

- Recommends:
- (a) that no commitments be made by the Park Board pending receipt of funds and,
 - (b) a bank line of credit that is to the satisfaction of the Director of Finance and the Director of Legal Services.

cont'd/2

-2-

Recommendation

The Board of Parks and Recreation recommend that Council approve the renovations to the Connaught Park Fieldhouse as outlined above at no cost to the City. "

The City Manager RECOMMENDS approval of the recommendation of the Board of Parks and Recreation and the recommendations of the Director of Finance included in the report.

FOR COUNCIL ACTION SEE PAGE(S) 36E

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 15, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Gerard
 Alderman Little
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee Special meeting of Monday, February 5, 1979 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Park Board Appeal re Youth Projects
 in Strathcona, Hastings-Sunrise and Grandview Areas

The Committee had before it for consideration a letter dated February 1st, 1979 from Parks Commissioner A. Livingstone enclosing a report dated January 17, 1979 from the Park Board's Director of Recreation regarding funding for the Grandview, Strathcona and Thunderbird youth projects (copy circulated).

In the report from the Board's Director of Recreation, it was explained it is impossible for the Recreation Division to allocate sufficient funds to operate these programs for the balance of the year. A series of recommendations providing funding by the Board for these programs until March 31, 1979, was approved by the Board on January 22nd, 1979.

Appearing before the Committee on this matter with Parks Commissioner Livingstone were the Board's Director of Recreation, a representative of the Social Planning Department, the youth workers involved and several residents from the areas served by these youth worker projects.

It was explained to the Committee that the City lent funds to the Board in May 1978 which were to be returned to the City during the September budget review and the Board is unable to provide funding beyond March 31st, 1979. The programs serve a large number of youths living in low-cost housing developments, the Commissioner explained.

The Committee noted the Board's Recreation Committee chairman, Commissioner Livingstone, was directed by a Board resolution of January 22nd to meet with the Minister of Human Resources to seek funding for the three youth projects and, in response to the Committee, Commissioner Livingstone said he is appealing to the City for funding before going to the Minister as he anticipates the Minister may say the programs are a City responsibility.

Continued

Clause No. 1 Continued

It was noted during discussion the present annual cost for the three projects is \$76,000; that the Board can provide \$15,000, leaving a balance of \$61,000 required for the balance of the year.

The Acting City Manager warned that if the Committee recommended that Council fund the program, it would be committing funds in advance of the budget; that Council indicated last year these programs should be funded from the Park Board budget; and that the Board, by its January 22nd resolution, wishes to seek funding for the projects from the Human Resources Ministry.

The Committee felt, however, the City should ensure the youth workers be paid on a month-to-month basis after March 31st, 1979, pending the outcome of the Board's appeal to the Human Resources Department for funding. Funding of the programs could be discussed by the City when it deals with the annual budget in April. A grant matching the Board's contribution would extend the programs until June 30th.

Following discussion, it was

RECOMMENDED

THAT City Council allocate up to \$15,000 from the 1979 budget to match the Park Board's 1979 allocation for the Strathcona, Hastings-Sunrise and Grandview youth projects and that Parks Commissioner Livingstone, in his appeal to the Ministry of Human Resources for continued funding for the project, request the Province to reimburse the City for half of the costs of operating this program in 1979.

2. Family Court Committee re Juvenile
 Detention Home, 2625 Yale Street

At its meeting on February 8, 1979, the Committee deferred consideration of an annual report from the Family and Juvenile Court Committee pending the appearance before the Committee of representatives of the British Columbia Buildings Corporation to discuss the Family Court Committee's complaints that the Province has not yet upgraded the building it rents from the City at 2625 Yale Street to meet City by-laws.

The clerk advised Provincial representatives were unable to attend this date and arrangements are under way for them to appear on March 8th, 1979.

The Acting City Manager said an official of B.C. Buildings Corporation indicated two weeks ago funds have been budgetted by the Province for the upgrading work at 2625 Yale Street and that the work is being done.

However, the Committee

RECOMMENDED

THAT the Mayor write the Attorney-General urging him to expedite the necessary renovations at the Family and Juvenile Court building, 2625 Yale Street, and to submit to the City as soon as possible a progress report on the Province's plans for a new Family and Juvenile Court building.

3. Curb Ramps in the Downtown Eastside Area

The Committee had before it for consideration a Manager's report dated February 5, 1979 (copy circulated) in which the City Engineer reported on the procedures involved and the number of ramps currently installed for wheelchairs on City curbs in the Downtown Eastside area. The report was prepared in response to a letter dated January 9, 1979 from the Downtown Eastside Residents' Association.

A representative of the City Engineering Department and Ms. Jean Swanson of the Downtown Eastside Residents' Association appeared before the Committee on this matter.

The Engineering Department representative reviewed the report for the Committee and added that \$50,000 is being proposed by Engineering for inclusion in this year's budget for the installation of curb ramps for wheelchairs.

The Engineering Department representative explained ramps are installed after consultation with the Canadian Paraplegic Association which maintains a list of priority locations for such ramps.

Ms. Swanson said her organization is concerned as Roddan, Antoinette and Cordova Lodges, which house a number of handicapped persons, are all located in the Downtown Eastside area and that she has seen wheelchair persons forced to travel along the edge of the street. She urged the Committee to ensure that the \$50,000 proposed by Engineering for wheelchair ramps is approved.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 5, 1979, on curb ramps in the Downtown Eastside area, be received, and that the Downtown Eastside Residents' Association submit its priority list for future curb ramps to the Canadian Paraplegic Association.

4. Progress Report - Detention of Mentally Ill Persons in City Jail

The Committee had before it for consideration a Manager's report dated February 6, 1979 (copy circulated) in which the Director of Social Planning reported there has been some improvement in the speed of referrals from the City jail to Riverview Hospital since the Committee last considered this matter approximately seven months ago.

A representative of the Social Planning Department appeared before the Committee on this matter.

During discussion, it was pointed out a shortage of available beds at Riverview continues to present a problem to the referral of mentally ill persons from the City jail to Riverview Hospital.

The Social Planning representative advised the Committee that Shaughnessy and St. Paul's Hospitals are still not accepting mentally ill persons referred from the City jail although these hospitals are supposed to deal with such referrals.

The Committee felt it should urge the appropriate Provincial officials to ensure there is an adequate supply of beds available at Riverview Hospital at all times to accept mentally ill persons from the City jail.

Continued

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

- A. THAT City Council request the Minister of Health to provide an additional twenty (20) acute care beds at Riverview Hospital to ensure that the hospital can promptly accept referrals of mentally ill persons from the Vancouver City jail.
- B. THAT the Director of Social Planning, the Chief Constable and the Executive Director of Riverview Hospital review the referral procedure of the mentally ill from the Vancouver City jail to Riverview Hospital in June 1979 and report jointly to the Community Services Committee at that time.

5. Guidelines on Sunday Store Closing

City Council, at its meetings on January 23rd and February 6th, 1979, after hearing delegations, passed the following motions:

"THAT WHEREAS the Attorney-General of B.C. has stated that the Lord's Day Act is archaic, unworkable and ineffective, AND WHEREAS he has indicated government policy is being developed on this subject,

BE IT RESOLVED THAT

The Provincial Government be urged to expedite the review it has indicated has been initiated to resolve the current inequitable Sunday shopping situation in B.C."

"THAT the representations be received;

AND THAT the Director of Permits and Licenses continue to monitor apparent contraventions of the Lord's Day Act and, in the absence of any stated government policy, report back to Council within a reasonable time to enable Council to consider invoking its powers under its licensing jurisdiction."

"THAT the City's guidelines on Sunday Store Closing, as detailed in the City Manager's report dated January 12, 1979, be referred to the Community Services Committee for review with respect to uses permitted on Sunday."

In accordance with the last paragraph of the City Council motion, the Committee had before it for review this date a Manager's report dated January 12, 1979 (copy circulated).

The Directors of Permits and Licenses and Legal Services appeared before the Committee for the review.

During discussion, the Committee noted delegations before Council had indicated there are certain inconsistencies in the City's regulations pertaining to Sunday store hours, in particular the fact that Chinatown and Gastown merchants are allowed to remain open while other merchants must close and lumber yards are permitted to open yet the store known as "Tool Town" which sells tools and building supplies must close.

Continued . . .

Report to Council
 Standing Committee of Council on Community Services
 February 15, 1979

(I-5)

Clause No. 5 Continued

The Committee examined a motion passed by City Council on October 17, 1978 pertaining to shopping hours and quoted in the report of January 12, 1979, and recommendations were made on the following two paragraphs of that motion:

- "1. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours, on Sundays and the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

The stores in these two historic areas would have to close:

- Good Friday
- January 1
- Thanksgiving
- Remembrance Day
- Christmas Day "

- "4. No action be taken against Lumber yards if they are open Sunday or the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day "

A representative of the Permits and Licenses Department reminded the Committee certain large public events are held in the Gastown area on Sundays when stores were permitted to be open; however, following discussion, it was

RECOMMENDED

- A. THAT paragraph 1 of the October 17, 1978 Council motion quoted above be amended by deleting the words "Sundays and".
- B. THAT paragraph 4 of the October 17, 1978 Council motion quoted above be rescinded.

(Alderman Marzari opposed to recommendation 'A')

The meeting adjourned at approximately 2:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 368 & 369

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Puil

ABSENT : Alderman Kennedy

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Area Development Plan for Area 6, Phase 2, False Creek -
Suggested Amendments regarding Household Mix

The Committee considered a report of the City Manager dated February 8, 1979 (copy circulated) in which the Director of Planning advised of the difficulties that have arisen in the interpretation in the section of the Area Development Plan By-law for False Creek, Area 6, Phase 2 regarding household mix and recommended By-law amendments to improve the clarity of the wording in the By-law.

Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that the Area Development Plan By-law makes specific reference to the minimum number of dwelling units with 2 or more bedrooms. The By-law specifies a family unit shall have 2 or more bedrooms but it does not provide for couples or singles to occupy a 2 bedroom unit.

The Director of Planning recommended that the By-law be amended to indicate "2 or more bedrooms, 320 - 380 units" instead of "families, 15 - 25%" and "studio and/or 1 bedroom, 220 - 280 units" instead of "couples and/or singles, 75% to 85%".

After discussion the Committee

RECOMMENDED

THAT the Director of Planning be instructed to make application to amend By-law No. 5019 (as amended by By-law No. 5112), being the Area Development Plan By-law for False Creek, Area 6, Phase 2, as outlined in the report of the City Manager dated February 8, 1979; such application to be referred direct to Public Hearing.

2. Par Value Co-operatives, Lots 51 and 53,
Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated February 7, 1979 (copy circulated) in which the False Creek Development Consultant requested authority to seek out potential sponsor(s) for the par value co-operatives of Lots 51 and 53 in Area 6, Phase 2 with a further report back on selection and appointment.

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 February 15, 1979

(II-2)

Clause No. 2 cont'd:

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that in discussion with C.M.H.C. it was concluded that par value co-operative programs for families, but predominantly couples with some singles would be acceptable to C.M.H.C. and would meet the City's income and household mix objectives.

RECOMMENDED

THAT the False Creek Development Consultant be authorized to commence a search immediately for potential sponsor(s) of par value co-operatives for Lots 51 and 53 in Area 6, Phase 2, False Creek and that he report back to the Committee for final selection and appointment.

3. False Creek, Area 6, Phase 2 - 1979 Capital Budget

The Committee considered a report of the City Manager dated February 9, 1979 (copy circulated) in which the False Creek Development Consultant submits for approval the 1979 Capital Budget for False Creek, Area 6, Phase 2.

The report notes that all of the work related to Engineering Services scheduled and budgeted at the start of 1978 has not been completed due to a delay in the start of construction. It is now anticipated that the majority of the Engineering Services will be completed in 1979 except for noise abatement and some street work which may take until 1980 due to the phasing of the development parcels.

Mr. Sutcliffe advised that the budget had been prepared in close consultation with the Engineering Department who have been able to achieve large economies in the capital costs of the utilities installation and these savings have been used to balance some projected increases within the overall budget of \$6,489,000 due mainly to the timing of the various developments in Phase 2.

In the report the Development Consultant details components of the proposed 1979 budget totalling \$376,284. This figure outlines new expenditures totalling \$927,984 and cost reductions of \$551,700. The proposed budget includes \$325,000 for the Alder Parking Structure. The Director of Finance advised that if approved the source of funds for the 1979 Capital Budget for False Creek, Area 6, Phase 2 would be the approved C.M.H.C. loan.

Mr. D. Bowden, False Creek Development Group, advised that proposed expenditures for 1980 contained a contingency of \$813,000. It was felt at this time that this was too much of a contingency noting that \$287,000 had been allocated in 1976 from the Property Endowment Fund general account. This amount would be returned thereby reducing the 1980 contingency item to \$526,563.

Members of the Committee requested information on what work would be covered in the \$100,000 allocated for noise abatement. Mr. Sutcliffe advised that this would be for noise abatement for the co-operatives. It is not known what the final design of the buildings will be, therefore, depending on the design the full amount of money may not be required. The Committee requested that the question of alternative methods for noise abatement be pursued further.

RECOMMENDED

- A. THAT the 1979 Capital Budget for False Creek, Area 6, Phase 2 in the sum of \$376,284 as detailed in the report of the City Manager dated February 9, 1979 be approved.

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 February 15, 1979

(II-3)

Clause No. 3 cont'd:

- B. THAT the \$287,000 financing from the Property Endowment Fund, allocated in 1976, be returned to that fund.
- C. THAT City officials report back on alternative methods of noise abatement.

4. Review of the Fairview Slopes Policy Plan

The Committee considered a report of the City Manager dated February 8, 1979 (copy circulated), forwarding the following draft documents (on file in the City Clerk's Office):

- a) Draft Fairview Slopes Development Plan dated November, 1978
- b) Study of the retention of houses in Fairview Slopes dated October, 1978

Also circulated was the existing Fairview Slopes Policy Plan adopted by Vancouver City Council on June 1, 1976.

The report notes that the FM-1 zoning schedule and Policy Plan adopted by City Council in 1976 has been reviewed and a draft Fairview Slopes Development Plan prepared, incorporating changes in the areas of design guidelines, planning policies, view preservation, permissible industrial uses, retention of houses and traffic provisions. As in the past, public participation and community involvement will be important components of the process.

The Director of Planning recommended distribution of the draft document to the local citizens, businesses and other concerned parties in the Fairview Slopes neighbourhood for consultation and comment prior to formal approval and adoption.

The purpose of the review was:

- to evaluate the degree of success in the implementation of the Policy Plan (1976) and to make improvements and amendments where necessary;
- to simplify and integrate policies and design guidelines that are relevant to development within the Fairview Slopes District. Together with the Zoning By-law regulations, this will form the basis for a Development Plan for Fairview Slopes;
- to provide a comprehensive and easily understandable guide in the form of a Development Plan for the users;
- to bring this document more in conformity with other Central Area Development Control systems which are also within the Development Permit Board's jurisdiction.

The following are the main issues raised by the public (local citizens, developers, architects, business persons), civic staff, Urban Design Panel and Development Permit Board and have been analyzed and changes incorporated in the draft Fairview Slopes Development Plan:

- a) Refinement of the Design Guidelines
- b) Planning objectives/policies amendments
- c) View preservation
- d) Future of existing industries
- e) Retention of houses

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 February 15, 1979

(II-4)

Clause No. 4 cont'd:

- f) Traffic and parking
- g) Open space and streetscape
- h) Feasibility of non-market housing

The proposed changes are outlined in detail in the report.

With respect to the retention of houses, owners, developers and recently the Heritage Advisory Committee have expressed concerns regarding the rigidity of the present zoning, which permits up to 50% (or 7,500 sq. ft., whichever is less) commercial uses in existing houses.

A detailed study was undertaken to examine the potential impact of allowing 100% commercial uses in existing houses upon the Fairview Slopes neighbourhood. Conclusions of this study indicated that it would not be detrimental to the planning objectives to permit conversion of houses for 100% commercial use.

A member of the Committee expressed concern that if 100% commercial development is allowed the City would be flooded with applications for commercial development. Mr. D. M. Hickley, Associate Director, Central Area, advised that this would only apply to the existing older houses. The houses would be retained but not lived in--they would be office use.

After discussion the Committee

RECOMMENDED

- A. THAT the draft revised Fairview Slopes Development Plan be distributed to local citizens, businesses and other concerned parties for consultation and comment.
- B. THAT the Director of Planning report back to Committee the comments of all the parties consulted, with a view to recommending the adoption of the revised Fairview Slopes Development Plan to replace the current Fairview Slopes Policy Plan.

The meeting adjourned at approximately 2:55 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 369

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



February 15, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 15, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
 Alderman D. Bellamy
 Alderman H. Boyce
 Alderman M. Harcourt
 Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of February 1, 1979, were adopted.

RECOMMENDATION

1. Bus Stop Alterations on Cornwall at Walnut and Cypress Streets

The Committee had for consideration a report of the City Manager dated February 6, 1979 (circulated), in which the City Engineer reviewed pedestrian crossing activity on Cornwall Street in the vicinity of Henry Hudson School.

The City Engineer reported that a field investigation conducted as a result of a citizen's request, showed that a bus stop located on Cornwall westbound at Walnut Street was a major cause of pedestrian traffic at that intersection. The survey also disclosed that 40 per cent of pedestrian crossings at Cornwall and Maple were transit oriented and many pedestrians were crossing mid-block to reach one of the two bus stops near the intersection. It was therefore recommended that the bus stop on the north side of Cornwall Street at Walnut Street be cancelled, and that a new bus stop be established on the north side of Cornwall at Cypress.

RECOMMENDED

THAT the recommendations contained in the City Manager's Report dated February 6, 1979, be approved.

2. Review of Traffic Conditions at the Intersection of Grandview Highway and Slocan Street

A delegation from the Student Council, Vancouver Technical School, was present for the discussion on a City Manager's Report dated February 9, 1979 (circulated), in which the City Engineer examined a request from the Student Council, for a pedestrian actuated signal at the intersection of Grandview Highway and Slocan Street.

Clause 2 continued

The City Engineer reported on a study of traffic conditions conducted on November 14, 1978, and January 9, 1979, at this intersection. Traffic volumes in this area of Grandview Highway, which is a major arterial street, were 30,500 vehicles for the 24 hour period, 14,000 for the 9 - 5 period, and between 2,400 to 2,800 vehicles an hour during rush hour periods. These volumes were considered to be in the higher volume range, but adjacent signals at Nanaimo and Renfrew Streets regulated traffic into platoons and provided adequate gaps for crossing opportunities. Average speeds at the intersection were 59 km/h, which was normal to slightly higher than normal, and the results of the radar speed checks have been forwarded to the Police Department and enforcement of speed limits requested.

The City Engineer pointed out there was some concern that the installation of a pedestrian signal would seriously disrupt the smooth flow of traffic on Grandview Highway. Therefore, it was concluded that a traffic signal was not warranted at this time.

Miss Carol Goto, Public Relations Officer, and Miss Josie Belich, Treasurer, addressed the Committee on behalf of the Student Council. Miss Goto advised the Student Council had not had time to conduct its own survey of crossing conditions, but it was felt the figure of 27 students crossing Grandview at Slocan, as shown in the Manager's Report, was not an accurate figure. Student Council records showed an average of 200 students lived on the south side of Grandview Highway. In addition, students crossed there during and after school hours for sports activities at Beaconsfield Park. Teachers had expressed their concern regarding the hazards of conducting groups of students across the Highway en route to soccer and rugby games. Visibility was often limited by parked vehicles and the traffic was usually moving at higher than normal speeds. It was felt a hazardous situation existed due to the combination of the diversion of Grandview Highway itself at this location; the adjacent railway crossing; and the four-lanes of high-speed traffic passing to and from Freeway 401.

Members of the Committee questioned the officials present on accident statistics (considered to be low for a major arterial); traffic speeds (slightly higher than normal) and costs for a pedestrian actuated signal (estimated at \$35,000 to \$40,000, higher than usual because of the need to interconnect with the adjacent railway crossing signal). It was also pointed out the School was a senior secondary institution, catering to grades 8 - 12.

Following further discussion, it was the consensus that the matter be deferred to enable the students to conduct their own survey of pedestrian crossing conditions at the intersection, for further consideration with the Committee.

RECOMMENDED

THAT this matter be deferred for one month.

* * * * *

The meeting adjourned at approximately 4:20 p.m.

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 15, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO
PRESENT : Alderman Kennedy (Clause 1)
Alderman Boyce (Clause 4)

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:

1. Greater Vancouver Convention & Visitors Bureau
- 1979 Grant Request

The Committee considered the attached Manager's report dated January 30, 1979, wherein the Director of Finance reported on the Greater Vancouver Convention & Visitors Bureau's request for a grant of \$151,400 for 1979 to help defray the costs of that part of their programme related to the servicing of visitors.

Mr. H.B. Main, General Manager, and Mr. G. Blyth, Treasurer/Chairman of Finance Committee, Greater Vancouver Convention & Visitors Bureau, attended the meeting and reviewed the Tourist Bureau's brief with the Committee.

It was noted that the increase of \$7,550 requested for 1979 over 1978 is slightly in excess of the 5% limitation placed on Council, a 5% increase would be \$151,043.

The Committee again expressed the concern that the Provincial Government is taxing hotels for the express purpose of promoting tourism and the Provincial Government should take a greater responsibility for the costs of servicing visitors.

Following further discussion, it was

RECOMMENDED

- A. THAT a grant of \$151,043 be approved for the Greater Vancouver Convention & Visitors Bureau costs of servicing visitors in 1979.
- B. THAT the Provincial Government be requested to increase their funding for the servicing of visitors.

Report to Council
 Standing Committee on Finance & Administration
 February 15, 1979

(IV-2)

2. The University Women's Club of Vancouver -
 1979 Grant Request

The Committee considered the attached Manager's report dated February 8, 1979, wherein the Director of Finance reported on the University Women's Club of Vancouver grant request of \$6,500 and explained that the 30% increase in the requested 1979 grant over 1978 was due to the significant increase in property taxes which in 1978 totalled \$7,640. It was explained that the City does not normally give grants for property taxes and the organization does not meet the guidelines or criteria for a cultural or community service grant. The 1978 grant was funded from "other" category of grants.

Ms. June Ames, President, and Ms. Elizabeth Wall, Chairman of Finance, attended and reviewed their grant request with the Committee.

Following discussion, it was

RECOMMENDED

THAT a grant of \$5,000 be approved for the University Women's Club of Vancouver for 1979, the source of funding to be "other" category of grants.

3. Champlain Heights Recreational Facilities Centre
 - Phase I

The Committee considered the attached Manager's report wherein the Champlain Heights Project Manager reported on the Champlain Heights Recreational Facilities Centre - Phase I. The report includes background information, first phase proposals, details of proposed capital funding, operating costs and revenue returns, Areas E & F population growth, and school facilities.

Mr. Jim Moodie, Project Manager, reviewed the report with the Committee and advised that the proposed project had received approval of the Park Board at the Board's last meeting. He also noted it was intended to present this report at the same time as the 1979 Supplementary Capital Budget report which was originally scheduled for this meeting.

Following discussion, it was

RECOMMENDED

- A. THAT this project be deferred for consideration with the 1979 Supplementary Capital Budget report.
- B. THAT staff prepare the necessary material for report back to Council on the development program for the commercial facilities on this site including appropriate references to rezoning, subdivision and land tenure.

4. Cultural Grant Requests 1979

The Committee considered the attached Manager's report dated February 8, 1979, wherein the Director of Social Planning reported on cultural grant requests for 1979.

Report to Council
 Standing Committee on Finance & Administration
 February 15, 1979 (IV-3)

Clause #4 continued:

On February 6, 1979, City Council approved the following:

- "1. THAT the level of funding for general cultural, festivals and the Artists Gallery be set at \$335,380 for 1979.
2. THAT the Artists Gallery be funded for January and February with subsequent funding subject to the normal cultural grant process.
3. THAT the level of funding for grants equal to rent of Civic Theatres be set at \$102,500 for 1979, exclusive of VSO's funding.
4. THAT the level of funding for the VSO's use of The Orpheum be set at \$162,500 for 1979."

The following is a tabulation of total recommendations of the Director of Social Planning as contained in the Manager's report, the amendments to the Director of Social Planning's recommendation made by the Director of Social Planning at the meeting and a tabulation of the Committee's action at the meeting:

	<u>Original Amounts</u>	<u>Amended Amounts</u>	<u>Committee's Action</u>
Vancouver Symphony Society	<u>162,500</u>	<u>162,500</u>	<u>162,500</u>
Artists Gallery	20,000	20,000	10,000
General Cultural Grants	193,125	196,925	190,123
Festival Grants	103,000	103,000	103,000
Reserve for late requests & special projects	<u>19,255</u>	<u>15,455</u>	<u>28,639</u>
	<u>\$335,380</u>	<u>\$335,380</u>	<u>\$331,762</u>
Grants equal to rent reserve exclusive of the Vancouver Symphony Society	101,422	100,322	106,118
Grants equal to rent for late requests & special projects	<u>1,078</u>	<u>2,178</u>	<u>-</u>
	<u>\$102,500</u>	<u>\$102,500</u>	<u>\$106,118</u>
TOTAL	<u>\$600,380</u>	<u>\$600,380</u>	<u>\$600,380</u>

During discussion, Committee members were divided on the continuation of the Artists Gallery and agreed to approve only \$10,000 for the Gallery in 1979. It was suggested that the balance should be raised by selling some art works or by some other means. It was also noted that the Council Committee on the Arts will be considering the whole matter of the Artists Gallery.

The Committee discussed the proposed grant to the Community Music School and it was felt that the grant should be used to subsidize children who could not afford the lessons.

It was suggested that the Mayor send a formal letter to all those receiving a grant.

Following discussion, the Committee took action as follows:

Report to Council
 Standing Committee on Finance & Administration
 February 15, 1979 (IV-4)

Clause #4 continued:

GENERAL GRANTS

<u>Name of Organization</u>	<u>1978 Grant</u>	<u>1979 Request</u>	<u>Committee's Recommendation</u>
Anna Wyman Dance Theatre	5,500	10,000	5,650
The Arts Club Theatre	11,188	15,000	11,500
Axis Mime Theatre Society	2,000	4,000	2,100
B.C. Beefeater Band	-	10,000	-
B.C. Boys Choir	2,500	3,500	2,600
B.C. Drama Association	-	500	-
B.C. Multicultural Society	1,000	3,000	-
Canadian Music Centre	5,000	5,500	5,150
Carousel Children's Theatre	4,000	6,000	4,120
Cecilian Ensemble	1,000	1,500	1,100
Circus Minimus	500	1,257	550
City Stage	12,000	13,000	12,300
Community Music School of Greater Vancouver	20,100	27,000	20,000
East Side Theatre Front Society	-	5,000	-
Gallery Singers	500	500	500
Green Thumb Players	4,000	5,000	4,120
Immram Dance Theatre	750	1,500	850
Janus Theatre Society	1,000	2,000	1,100
Kitsilano Neighbourhood House	-	7,000	-
Kiwanis Music Festival	500	1,000	500
The Literary Storefront	-	1,500	-
Metro Communities Council	-	1,500	-
Metropolitan Co-op Theatre Society	5,000	5,000	5,000
Mountain Dance Theatre	2,000	3,500	1,100
National Metropolitan Opera Auditions	100	150	150
National Youth Orchestra	2,540	1,600	-
Native Daughters of B.C.	1,000	1,000	1,000
New Play Centre	4,000	5,474	3,000
Pacific Ballet	3,000	3,500	3,100
Paula Ross Dance	2,500	3,000	3,000
Prison Dance Theatre	1,500	4,000	1,600
Pumps Centre for the Arts Society	1,000	3,000	-
Sculptors Society of B.C.	-	1,000	500
Sepia Junior Players	1,000	1,000	-
Spectrum Theatre	1,000	3,000	-
Tamahnous Theatre Workshop Society	4,000	5,500	4,120
Terminal City Dance	1,000	2,000	1,100
Touchstone Theatre Society	1,000	4,000	1,100
The Towne Waytes	2,000	18,600	2,100
Vancouver Cantata Society	1,500	2,000	1,600
Vancouver Chamber Players	800	1,014	1,014
Vancouver Co-op Radio	-	5,000	-
Vancouver City Choristers	2,000	3,050	1,500
Vancouver Early Music Society	5,000	7,000	5,150
Vancouver East Cultural Centre	55,750	57,400	57,400
Vancouver Explorations Workshop Society	1,500	2,000	1,600
Vancouver Folksong Society	-	13,800	500
Vancouver Little Theatre Assn.	2,000	2,000	2,000
Vancouver New Music Society	2,000	3,000	2,100
Vancouver Society for Days, Months & Years to Come	1,500	2,00	1,600
Vancouver's Theatre In The Park	7,500	25,000	7,725
West Coast Actors	4,000	6,000	4,124
Western Canadian Opera Society	2,000	3,000	1,000
Ballet Society	-	-	1,100
Canadian Theatre of the Deaf	-	-	1,600
Junior Symphony	-	-	1,100
			\$190,123

Report to Council
 Standing Committee on Finance & Administration
 February 15, 1979 (IV-5)

Clause #4 continued:

GRANTS EQUAL TO RENTAL

<u>Name of Organization</u>	<u>1978 Grant</u>	<u>1979 Request</u>	<u>Committee's Recommendation</u>
Ballet Canada	-	5,000	-
Festival Concert Society	5,700	12,000	6,600
Friends of Chamber Music	380	400	400
Japanese Community Volunteers Assn.	-	800	800
Queen Elizabeth Playhouse Theatre	53,930	58,600	58,600
Vancouver Bach Choir	3,810	9,800	9,800
Vancouver Chamber Choir)	2,000	4,005	4,005
Festival of Choirs)			
Vancouver Opera Society	26,268	25,913	25,913
			<u>\$106,118</u>

The actions taken by the Committee resulted in the reserve for late requests being increased to an amount of \$28,639 and no funds remaining in the reserve for grants equal to rent.

It was

RECOMMENDED

- A. THAT \$162,500 be approved as a grant equal to rent for the Vancouver Symphony Society for 1979.
- B. THAT the uses included in the 1979 figure (\$162,500) i.e. 119 performances plus rehearsals etc., be recognized as a ceiling and that in the future the VSS may expect only increases in grants equal to increases in rent based on the 1979 level of uses of The Orpheum unless otherwise agreed to by Council.
- C. THAT a grant of \$10,000 be approved as the Civic share of the Artists Gallery's \$39,000 operating budget for 1979. This amount includes the two months of operating expenses already approved by Council for January and February, 1979.
- D. THAT the Director of Social Planning report to the Council Committee on the Arts and the Finance Committee within 60 days with regard to the fund raising efforts of the Artists Gallery Board of Directors and with regard to questions concerning the sale of some of the city collection and the use of the revenue thereof.
- E. THAT within 30 days the Director of Social Planning report to the Finance and Administration Committee with regard to festival grants recommendations.
- F. THAT Council approve the general grant recommendations totalling \$190,123 as reported above.
- G. THAT Council approve recommendations for grants equal to rent (exclusive of the VSS) in the amount of \$106,118 as reported above.
- H. THAT the City Manager report back on scholarships for children who cannot afford lessons at the Community Music School.

The meeting adjourned at approximately 6:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 370 40 373



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 22, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 22, 1979, at 11:30 a.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

COMMITTEE
CLERK : G. Barden

RECOMMENDATION

1. 1977-81 Five Year Capital Program (Streets)

The Committee considered the attached Manager's report dated February 16, 1979, wherein the Director of Finance reported on the 1977-81 Five Year Capital Program (Streets). The report considers the changes that have occurred in the Streets Basic Program as originally envisaged at the time of the approval of the 1977-81 Five Year Plan. Changes in the program indicate a need for additional funds in the amount of \$1,750,000 if all the listed projects are to be accomplished. Either projects have to be deleted or additional sources of funds found. It is the opinion of the City Engineer that the Provincial Revenue Sharing Program - Highway Grants will provide the funds to cover the shortfall over the period 1979-81.

Following discussion, it was

RECOMMENDED

- A. THAT the proceeds of the Revenue Sharing Program - Highway Grants be applied as follows:
 - (i) Firstly, to fund the reduction of the property owners' share of arterial works as approved by Council on September 26, 1978.
 - (ii) Secondly, to fund the shortfall of \$1,750,000 in the Streets Basic Capital Program.
 - (iii) Thirdly, to be held in reserve subject to Council's consideration of future projects.
- B. THAT the Director of Finance review this matter semi-annually with the Finance Committee.

2. Review of Five-Year Plan - Streets Capital

The Committee considered the attached Manager's report dated February 9, 1979, giving a summary of the attached City Engineer's review report dated February 8, 1979 on the Five-Year Plan - Streets Capital.

Report to Council
 Standing Committee on Finance & Administration
 February 22, 1979 (V-2)

Clause #2 continued:

The City Engineer gave a report reference on the review of the Five-Year Plan - Streets Capital and answered questions from the Committee.

It was noted that the City Engineer's report brings together the details of the 1979 Streets Basic Capital and Supplementary Capital Budgets and discusses these along with other sources of funding; discusses the matter of appropriation budgeting, the timing of street works and the significance of the accounting figure 'unexpended balance'; tabulates the work done in 1977 and 1978 and the work proposed for 1979; and reviews the arterial street program in detail and indicates certain variations and adjustments which have been found necessary since the plan was put together some five years ago.

The report provided the following summary for the information of the Committee:

1. There are several projects listed in the Five-Year Plan which cannot be proceeded with at this time because of property negotiations or proposed design concepts. However, subject to satisfactory completion of these details and ratification by the property owners affected, they will be completed in the Five-Year Plan as originally anticipated.
2. Work under the Five-Year Basic Capital Plan is proceeding generally in accordance with that plan. The only significant exception is in Residential Lane Paving, where additional funds have been re-allocated from the BNI Cut bridges, which work has been delayed.
3. Substantial amounts of Supplementary Capital have been required to honour Local Improvement petitions. This was foreseen in framing the Five-Year Plan. Steps to reduce this demand were approved by Council in 1978 and are reflected in a much reduced need this year. Other items not anticipated when the plan was made also require funding. These are the things for which Supplementary is intended.
4. The first contributions under Provincial Revenue Sharing (1978) allowed the City to avoid selling certain properties pending a decision on their being needed for Light Rapid Transit. The 1979 contributions are as yet unknown but it is hoped they will allow the Marine Way project to proceed within available funds.
5. The majority of the Arterial Street projects remain as planned. Some have been defeated and some dropped from the plan. Others from the list will be substituted. Apart from the normal variations from the plan estimates, some projects will require additional funds because of design concept changes such as the addition of landscaped centre boulevards. The largest of these is Boundary Road from about Imperial to Marine. Originally estimated as a straightforward paving, this now involves massive earthworks and an overpass structure.

Following further discussion, it was

RECOMMENDED

THAT the reports be received for information.

Report to Council
 Standing Committee on Finance & Administration
 February 22, 1979 (V-3)

3. 1979 Basic Capital Budgets

The Committee considered the attached Manager's report dated February 2, 1979, wherein the City Engineer and the Director of Finance reported on the 1979 Basic Capital Budgets.

Five-Year Capital Plans 1977-81 for a number of Engineering Programs were approved by the Electors on November 17, 1976. Five-Year Plans 1976-80 for Sewers and Water Works had been approved in principle by Council on September 16, 1975, (these two do not require voter approval).

1979 Basic Capital Budgets have been prepared for these programs. In general these represent the third year of the Five-Year Plans approved in the November 1976 plebiscite and the fourth year of Sewers and Water Works.

The programs submitted are:

- 2. Streets
- 3. Sewers
- 4. Street Lighting
- 10. Water Works
- 12. Communications
- 15. Refuse Disposal
- 17. Undergrounding

These Budgets are summarized in the attached table and set out more fully in the yellow Project Detail which is distributed.

Following discussion, it was

RECOMMENDED

- A. THAT 1979 Basic Capital Budgets as listed in the attached table and totalling \$14,912,875 be approved, subject to specific items being advanced for later approval as noted in the Project Detail.
- B. THAT borrowing authority be approved for the 1979 Sewers and Water Works programs, totalling \$8,753,000.
- C. THAT \$2 million for 1979 Basic Streets Capital from the 1979 Revenue Budget be approved.

4. Kiwassa NIP - Financing for Paving and Sidewalk Project

On April 4, 1978, City Council approved the Kiwassa Neighbourhood Improvement Program Concept Plan but referred the matter of funding for the Municipal Service items (curbs, sidewalks, paving, lighting, trees) to the Finance Committee for consideration in the 1978 Supplementary Capital Budget. On May 2, 1978 when considering recommendations of the Finance Committee with respect to Supplementary Capital, Council did not approve the required additional funding for the Kiwassa projects. In a further report, the following two recommendations of the Finance Committee of June 15, 1978, were deferred by Council on June 27, 1978:

- (a) Council establish an upper limit of 25% for NIP subsidy of property owners' share for street works.
- (b) The Finance Committee reconsider funding as follows by November 1, 1978:

Report to Council
 Standing Committee on Finance & Administration
 February 22, 1979 (V-4)

Clause #4 continued:

- (i) the allocation of \$35,625 NIP capital funds to Kiwassa for street works;
- (ii) the approval of funds from the 1978 Supplementary Capital for street works in Kiwassa (with the 25% subsidy to owners) in the amount of \$164,250.

The Committee considered the attached report from the City Engineer, the Director of Finance and the Director of Planning on Kiwassa NIP - financing for paving and sidewalk projects. The Kiwassa Concept Plan originally proposed that NIP funds would be used to fund the property owners' share of the local improvement costs for curbs, paving, and sidewalks. This would have had the effect of reducing to zero the contribution of funds by property owners in the area (that is, 100% subsidy). This proposal was opposed by the City Engineer since it would have represented a considerable departure from past practice throughout the City.

In all other NIP and LAP areas, except for Mt. Pleasant, street works have been carried out under the normal Local Improvement procedure with no subsidy to property owners. In Mt. Pleasant, NIP funds are being used to subsidize 25% of both the property owners' and City's share of the cost.

On the basis of the foregoing, there is some precedent for subsidy of the property owners' share of Local Improvement projects in designated areas, however, this subsidy has never exceeded approximately 25% of the full property owners' share. It is, therefore, proposed by the City Engineer and Director of Finance that Council adopt a general policy limiting subsidy of the property owners' share for local improvements in NIP areas to not more than 25%.

The Director of Planning supports the general policy of a 25% subsidy of the City and property owners' share with NIP funds but notes that strict conformance with the policy may cause hardship to some property owners and proposes a further reduction to certain properties within the area. The City Engineer and Director of Finance question this further reduction.

The Manager's report includes comments from the Director of Planning and the City Engineer, details on the Local Improvement process, and financing for Kiwassa street improvements.

Council action on establishment of a limit of 25% subsidy for Local Improvement projects in NIP areas was deferred on June 27, 1978. In order to deal with improvements in the Kiwassa NIP area, the Committee considered a general policy (25% subsidy maximum) for NIP areas on the basis of previous practice. With respect to specific improvements proposed for Kiwassa, the Committee considered whether or not an additional subsidy should be permitted for certain corner properties within the Kiwassa NIP area.

Following discussion, it was

RECOMMENDED

- A. THAT Council establish, as a general policy, an upper limit of 25% for NIP subsidy of property owners' share of street works, and that this percentage apply to the street works in Kiwassa.

Clause #4 continued:

- B. THAT for the Kiwassa NIP area, any further relief in addition to the 25% subsidy be applied for in the normal way.
- C. THAT Council approve the appropriation of up to \$73,000 of Kiwassa NIP and Unallocated City NIP funds as outlined in the Manager's report and \$164,250 of 1978 Supplementary Capital funds to be used to carry out street improvements in Kiwassa.

The NIP funds would be cost-shared as follows:

Federal	(25%)	\$18,250
Province	(12.5%)	9,125
City	(62.5%)	45,625
TOTAL		<u>\$73,000</u>

- D. THAT the Director of Legal Services be requested to bring forward the necessary amendments to the Local Improvement Procedure By-law.

5. 1979 Supplementary Capital Budget

The Committee commenced consideration of the Manager's report dated February 14, 1979 and submissions for the 1979 Supplementary Capital Budget dated February 1979 and heard presentations from representatives of the Vancouver Park Board and the Vancouver Public Library Board. However, due to time constraints, the Committee deferred further consideration of this matter to a special meeting of the Finance Committee at 2 p.m. on March 1, 1979.

The meeting adjourned at approximately 5:20 p.m.

- - - - -

FOR COUNCIL ACTION SEE PAGE(S) 374 & 375

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

FEBRUARY 22, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 22, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Gerard
 Alderman Little
 Alderman Marzari

ALSO PRESENT: Alderman Kennedy) Part of the
 Alderman Puil) meeting

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, February 8, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Community Services Grant Requests

The Committee had before it for consideration a Manager's report dated February 8, 1979 (copy circulated) in which the Director of Social Planning provided the first quarter community services grants report for 1979.

In the report the Director of Social Planning noted seventy-three (73) grant requests totalling \$1,776,197.00 have been received for the first quarter report compared with forty-six (46) requests in the first quarter of 1978.

The report reminded the Committee that on February 6, 1979, Council approved a 1979 community services grants budget of \$1,225,000.00. The Director of Social Planning recommended approval of fifty-eight (58) grants totalling \$1,056,249.00.

The report also contained comment from the Director of Finance reminding the Committee that Council, on February 13, 1979, approved certain recommendations from the Transportation Committee pertaining to the transportation for the disabled service operated by the B.C. Lions Society which have the effect of requiring a City grant in 1979 of \$170,140.00, and the Director of Finance recommended this amount be reserved at this time for the transportation for the disabled service.

This allocation would then leave a balance of \$1,054,860.00 in the community services grants budget which is insufficient to provide for the Director of Social Planning's recommendations for grants totalling \$1,056,249.00.

Continued

Clause No. 1 Continued

In the report the City Manager recommended the amount of \$170,140.00 be set aside for transportation for the handicapped and further recommended that the balance of grants to be approved not exceed the remainder of City Council's 1979 community services grants budget of \$1,054,860.00.

Three members of Social Planning Department, together with the Deputy Director of Finance and a member of his staff, appeared before the Committee on this report.

The Committee examined each of the seventy-three (73) grant applications individually, making recommendations on each after hearing brief comment and explanations from the Social Planners.

The Acting City Manager suggested Council approve his recommendation that \$170,140.00 be set aside for transportation for the handicapped and reiterated the comments contained in the report that this allocation, together with the recommendations of the Director of Social Planning, would more than exhaust the total budget for 1979 community services grants. Approval of grants exceeding the grants budget may require some provision be made in the City budget for certain contingencies.

Social Planning staff explained their recommendations are based generally on an allocation of the 1978 grant plus five percent (5%) for most of the applicants.

During discussion of the individual grants, the following points were noted:

- Alderman Bellamy requested that Social Planning Department staff provide a report on how a \$45,000.00 Canada Works grant to the Downtown Eastside Residents' Association was expended last year before the Committee's report on grants goes forward to Council on March 6th
- Alderman Marzari requested that Social Planning Department provide for Council, when the Committee's recommendations go forward on March 6th, a list of the grant applicants grouped by types of service offered by the organizations.
- The Committee felt there may be some duplication involved in making grants to the Red Door Rental Aid (application #52) and the Y.W.C.A. Housing Registry (application #73).

It was the Committee's observation also that these two agencies, although providing a similar service, serve quite different segments of the population - the Y.W.C.A. catering more toward younger single persons seeking accommodation and the Red Door providing assistance to families.

The Committee felt the recommendation of Social Planning for a grant of \$5,000.00 to the Y.W.C.A., when it had applied for \$38,634.00, would probably mean the demise of this operation.

A spokesman for the YWCA Housing Registry told the Committee they received \$26,000 from the City last year rather than the lesser amount indicated in the report. The Committee is recommending this amount be granted in 1979.

- A letter from the Social Planning And Review Council (SPARC), requesting permission to address the Committee, was handed the Chairman during the meeting, but a motion to hear the delegation was lost.

Continued

Report to Council
Standing Committee of Council on Community Services
February 22, 1979

(VI-3)

Clause No. 1 Continued

- Alderman Little pointed out Committee members received the grants report only two days before the meeting and requested that in future the report be provided at least one week in advance of the meeting and a motion to this effect was approved.
- The Committee noted the total operating budget in 1979 for the 3-H Society for handicrafts for the homebound handicapped is excessive for the service of fifty-eight (58) clients, and the Director of Social Planning's comment that the program is expensive in terms of the clientele it serves at about \$1,646.00 per client.

The Committee put forward recommendations on each of the seventy-three (73) grant applications and is recommending approval of the City Manager's recommendation for a grant for transportation for the handicapped and the Director of Social Planning's recommendations, with the following alterations and results:

TOTAL AMOUNT BUDGETTED FOR COMMUNITY SERVICE GRANTS - \$1,225,000.00

	<u>Minuses</u>		<u>Pluses</u>
7. No grant to B.C. Housing Foundation	-\$ 5,000	A grant for transportation for the handicapped	+\$170,140
30. No grant to 3-H Society for handicrafts for the homebound handicapped	- 13,725	14. A grant to the "Resocialization/Achievement" Centre of the Coast Foundation Society	+ 2,530
42. No grant to Missions to Seamen	- 6,300	25. A grant to match the 1978 allocation plus approximately 5% to Gods Rescue Mission	+ 2,300
		55. A grant at last year's level plus 5% for Social Planning And Review Council (SPARC)	+10,000
		73. A grant to the YWCA Housing Registry \$21,000 beyond the recommended amount	+21,000
	<u>- \$25,025</u>		<u>+ \$205,970</u>

Net Difference from
Social Planning's Recommendations . . Plus \$180,945.00

TOTAL AMOUNT OF GRANTS RECOMMENDED BY THE COMMITTEE . . .	\$1,237,194.00
TOTAL GRANTS BUDGET	1,225,000.00
AMOUNT OF GRANTS RECOMMENDED EXCEEDING GRANTS BUDGET. . .	\$ 12,194.00
	vvvvvvvvvvvvvv

Continued

Report to Council
Standing Committee of Council on Community Services
February 22, 1979

(VI-4)

Clause No. 1 Continued

The Committee

RECOMMENDED

- A. THAT an amount of \$170,140.00 be set aside to provide for the level of transportation for the handicapped as approved by Council on February 13, 1979, pending Council's further decision of this matter.
- B. THAT grants totalling \$1,237,194.00 be approved to organizations in the amount as detailed in the right-hand margin of the appendices to the City Manager's report dated February 8, 1979, subject to any terms or conditions as recommended by the Director of Social Planning.
- C. THAT future reports on community services grants be provided to Committee members at least one week prior to the Committee meeting to deal with such reports.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 375 to 379

REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

FEBRUARY 22, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 22, 1979 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Kennedy
Alderman Ford
Alderman Puil

ABSENT : Alderman Boyce

CLERK TO THE
COMMITTEE : E. Bowie

RECOMMENDATIONS1. Monthly Status Report on Rezoning Applications

The Committee considered the monthly status report on rezoning applications for the month of January, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie, Zoning Division, detailed for the Committee's information the status of a number of the individual applications.

RECOMMENDED

THAT the monthly status report of rezoning applications for January, 1979 be received.

2. Status Report of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications:

- (a) DPA #83115 (Preliminary)
 - 808 West Hastings St.
 - erect office and retail building
 - 11 storey plus mechanical penthouse, underground parking for 18 cars
- (b) DPA #83337 (Preliminary)
 - 1175 West Georgia St.
 - erect office building, 14 storey plus mechanical penthouse
 - underground parking for 56 cars
- (c) DPA #83317
 - 1316 West 6th Ave.
 - erect 3 storey office building, underground parking for 15 cars

RECOMMENDED

THAT the verbal report on major development permit applications be received.

Report to Council
 Standing Committee of Council
 on Planning and Development
 February 22, 1979

(VII-2)

3. Disposition of City-owned Land North Side of Puget and Eddington Drives

The Committee had for consideration a Manager's Report dated February 14, 1979 (copy circulated), in which the Director of Planning discusses land use alternatives for a 3.5 acre strip of City-owned land on the north side of Puget and Eddington Drives.

Mr. J. Windsor, Planning Department, spoke briefly to the Committee on the development concepts as outlined in the Manager's Report as follows:

- a) The site should be developed for some form of single family housing. A rezoning of the property would be required to allow for soil retaining walls, special height restrictions/yard requirements, separation of buildings, the provision of some views at street level and other special features.
- b) Park Space should be limited to a children's play area at the western edge of the site and some parking spaces along Puget Drive.
- c) Some angle parking spaces could be provided off Puget Drive for motorists to enjoy the view northwards.
- d) All houses should be sited to maintain views north for pedestrians on the north sidewalk of Puget and Eddington Drives.
- e) To resolve the severe soil stability problems on this site, the site should be developed by one agency. Individual houses should be sold either on a strata title or fee simple basis.
- f) The form of development should be compatible with the adjacent single family area in terms of scale, separation between buildings, site coverage and density.
- g) Existing trees which obstruct northward views or conflict with foundation and retaining walls should be removed, and replaced by new landscaping as part of a total development.
- h) An architectural consultant should be retained to prepare guidelines which meet the objectives for this site and which would form the basis for the rezoning, marketing and development control.

The City Engineer in Appendix IV, attached to the Manager's Report, suggests the following conditions of sale:

1. The lot owner(s) should enter into bulkhead agreements to be registered against the lots created on this site.
2. An overall grading plan should be determined so that there aren't grade problems between lots. The grading plan would also establish setbacks. The grade plan should be part of an agreement between the lot owner(s) and the City.
3. Before a proposed development is constructed, it should be acceptable in terms of the overall grading plan, access from surrounding streets and slope stability, to the satisfaction of the City Engineer.

Report to Council
 Standing Committee of Council
 on Planning and Development
 February 22, 1979

(VII-3)

Clause No. 3 cont'd:

4. Developers should supply documents from Professional Engineers regarding the adequacy of house foundations with respect to soil stability.
5. The lot owner(s) should agree to assume responsibility for all soil stability problems and drainage problems. The City should be relieved of any liability regarding soil conditions relating to development of this site both on these lots or on the adjacent streets.
6. If the boulevards are reversed, the lot owner(s) should covenant to assume responsibility for drainage.
7. Should easements be required, they should be registered against the property and agreed to by the lot owner(s).
8. A 20-foot right-of-way for utilities and pedestrian access should be dedicated on the west side of the Trafalgar Street Closure connecting Puget Drive to Trafalgar Street. This right-of-way should remain free of building.
9. The lot owner(s) should agree to support the Local Improvement proposals described above.
10. The lot owner(s) should pay for all wiring to be placed underground, including existing plant in the lanes south of Edgar Crescent and west of Trafalgar Street, except for connection from existing poles to existing houses, subject to approval of the City Engineer.

Following a short discussion, the Committee,

RECOMMENDED

- A. THAT City Council approve in principle the development concept as outlined in the City Manager's Report of February 14, 1979 and the conditions of sale outlined in the City Engineer's memorandum (attached as Appendix IV), as well as the additional condition that the cost of sewers required to service any development on this site will be borne by the developer.
- B. THAT Council approve the retention of a consultant to determine foundation costs and prepare a single family development concept and guidelines in consultation with the Director of Planning and City Engineer to form the basis of rezoning application by the Director of Planning and future marketing and development.
- C. THAT the Director of Planning insure that the various residents groups in this area are kept informed at regular intervals of progress towards the development of this site.

INFORMATION

4. Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules

This item was deferred to the March 8th meeting of the Committee.

The meeting adjourned at approximately 2:10 p.m.

* * * *

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 22, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 22, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATION

1. Provincial Youth Employment Program
(PYEP '79)

On February 13, 1979, City Council passed the following motions when dealing with a Manager's report dated February 5, 1979:

- "(a) THAT the City participate in the Provincial Youth Employment Program for 1979, up to an amount not to exceed \$20,000.
- (b) THAT the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to the Province and to establish priorities among the projects.
- (c) THAT the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required."

The Committee had before it for consideration a memo dated February 16, 1979, from the City Engineer and a summary of projects proposed for the 1979 Provincial Youth Employment Program. Detailed descriptions of each project are on file in the City Clerk's Office.

Appearing before the Committee were representatives from the various departments which had submitted Youth Employment Program projects for approval. It was noted that the total City's share of projects listed was \$138,427.00 and the task for the Committee was to reduce this to \$20,000.00 as specified by City Council's motion of February 13th.

During discussion of the projects, it was noted that a total of 50% of the projects submitted must be allotted to high school students and the Committee should choose those projects involving the most high school students. It was also noted that several projects could be reduced to one-half or less and the Engineering project - Traffic Data '79 could be financed from their own sources if it could be given priority #1 and receive Provincial funding.

Following discussion, the Committee took action as follows:

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Law	Land Title Review	\$ 1,044
Finance	Properties Review	755
City Clerk	Cataloguing Archives Photos	1,407

cont'd....

Report of Standing Committee
on Finance and Administration
February 22, 1979 (VIII-2)

Clause No. 1 cont'd

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Engineering	Traffic Data '79	-
Parks	Seawall Info Officers (reduced)	\$ 3,000
Library	Multilingual Library Services	3,278
Planning	RRAP Survey	1,952
	Kensington Home Repair Service (reduced)	3,571
Recreation	Selaytuk (reduced)	2,423
Health	Health Records	<u>1,799</u>
		\$ 19,229

Priority No. 2

Library	Central Resource Redistribution	3,311
Social Planning	Downtown Housing Registry	6,075
Health	Photographic I.D. (reduced)	<u>3,715</u>
		\$ 13,101

Priority No. 3

Police	Chief's Convention Typist	1,353
	Microfilming Police Records	5,389
Finance	Data Entry Relief	1,872
	Business License Fees	1,110
Engineering	Microfilm Preparation	2,950
	Traffic Info System	2,631
Library	Summer Library Outreach	12,117
	Library Art Project	2,453
	Art Livens Library	2,453
Planning	Renfrew/Collingwood Study	4,541
	Let's Help Retailers	2,956
	Main Street Revitalization	1,702
	Community Transaltors	2,092
	Kensington Home Repair Service (balance)	1,785
Recreation	Summer Unlimited	4,731
	Super Summer '79	2,794
	Leisure in Sight	1,847
	Provincial Youth Wilderness	3,825
	Selaytuk (balance)	3,000
Health	Boarding Home Activation	13,497
	Operation "Spanner"	7,688
	Photographic I.D. (balance)	3,716
Mayor's Office	Winter Olympics Bid	7,857
Parks	Seawall Info Officers (balance)	<u>4,868</u>
		\$99,227

cont'd....

Report of Standing Committee
on Finance and Administration
February 22, 1979 (VIII-3)

Clause No. 1 cont'd

Following further discussion, it was

RECOMMENDED

- A. THAT all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under PYEP '79.
- B. THAT the City Manager be authorized to submit additional projects of merit that do not require new City funds.

2. Health Department Lifestyle Project - Update

Due to time constraints, this report was deferred for consideration at the March 8th, 1979, meeting of the Finance Committee.

- - - - -

The meeting adjourned at approximately 6:20 p.m.

- - - - -

FOR COUNCIL ACTION SEE PAGE(S) 379